



WEST PARK DRIVE WEST, ROUNDHAY LS8



# A beautifully presented detached family home in the heart of Roundhay.

A beautifully presented and cleverly extended detached family home, nestled in the heart of Roundhay, within striking distance of Street Lane and the Park.

145 West Park Drive West has been finished to the highest of standards and offers contemporary fixtures and fittings, whilst boasting an abundance of charm and character throughout, along with a private south facing garden.

This home offers a fantastic lifestyle for a variety of buyers with a way of amenities on your doorstep, renowned primary and secondary schools and fantastic road links.



**Tenure**  
Freehold

**Local Authority**  
Leeds City Council

**Council Tax Band**  
D

**EPC Rating**  
D





## Property Description.

Offering flexible and well-proportioned internal accommodation, along with detached garage/ bar, private block paved driveway and well-manicured front and rear garden, the property in brief comprises; a warm and welcoming entrance hall, fully fitted understairs storage, utility with access to the side of the property and w/c beyond.

To the left of the hallway is a sitting room with large bay window and central fireplace with inset gas flamed log burner.

To the rear of the property is a modern open plan dining kitchen with a range of shaker style units, contrast island with breakfast bar, integrated appliances and a formal dining space with plenty of room for a 6-seater table – a door leads out to the privately enclosed garden.

To the first floor is a central landing and three bedrooms; two double bedrooms, one benefits from a row of fully fitted wardrobes and views over the rear garden and single bedroom.

The three bedrooms are all serviced by the fully tiled, contemporary house bathroom, with both bath and free-standing waterfall shower.

To the second floor is a further double bedroom with modern en suite shower room.



## Outside.

Outside, a block paved driveway provides parking for numerous cars and access into the garage (currently transformed into a bar, by the current owners).

The planted borders and mature hedging offer a great degree of privacy and fantastic kerb appeal to the front of the house.

To the rear of the property is a privately enclosed south facing garden, with well stocked planted borders, mature hedging and perfectly placed patio seating – this is a great space to entertain and enjoy the sun with friends and family.



## Services

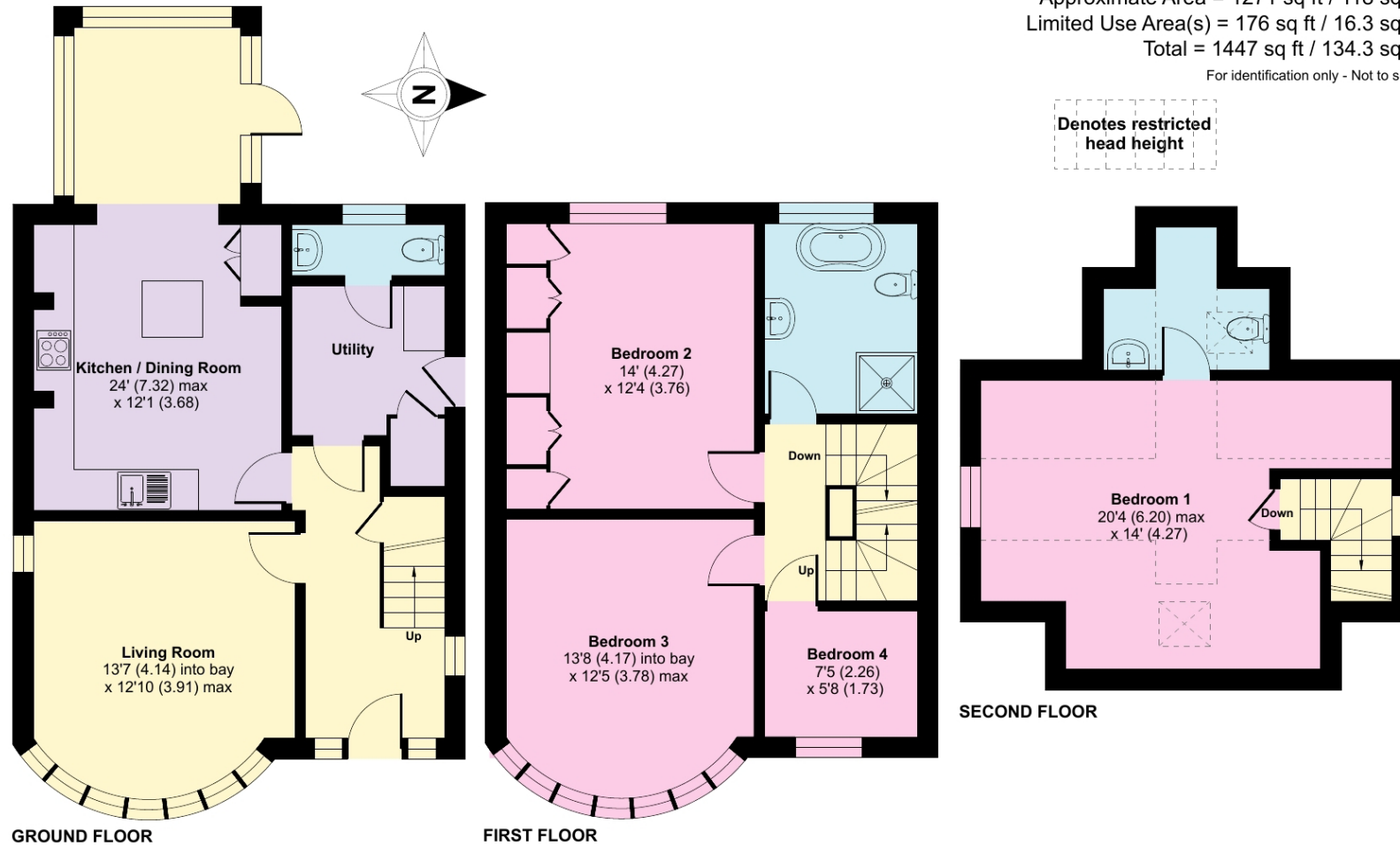
We are advised that the property has gas central heating, mains water and mains drainage.



# West Park Drive West, Leeds, LS8

Approximate Area = 1271 sq ft / 118 sq m  
 Limited Use Area(s) = 176 sq ft / 16.3 sq m  
 Total = 1447 sq ft / 134.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for North Residential Leeds Limited. REF: 1180520

## LEEDS OFFICE - 0113 526 0711 - ROUNDHAY LS8

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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