









# welcome to

# **Rokeby Gardens, Leeds**

A six bedroom double fronted mid terrace house in a prime Headingley location, arranged over three floors and well presented throughout. The house benefits from two bathrooms, spacious kitchen, six double bedrooms and rear garden. Offered with no onward chain.













## **Ground Floor Entrance Hallway**

Enter from the front through the porch into the hallway with laminate flooring and stairs leading to the first floor.

## Lounge

18' 5" Into chimney x 13' 5" Max ( 5.61m Into chimney x 4.09m Max )

A spacious room with a gas fireplace, laminate flooring, radiator and shelving built into the recess.

#### Kitchen

15' 3" Max x 11' 9" Max ( 4.65m Max x 3.58m Max ) A spacious and well presented kitchen offering a range of wall and base units with wood worksurfaces incorporating a sink, drainer and hob with extractor hood above and a complimenting tiled splashback. There is an integrated electric oven and spaces for further appliances. The room has ample space for a table and chairs.

#### **Bedroom Four**

11' 4" Max x 10' 8" Max ( 3.45 m Max x 3.25 m Max ) A double bedroom positioned to the front elevation with carpet flooring and a radiator.

#### **Shower Room**

With tiling to splash areas and fitted with a three piece suite comprising of a shower cubicle, wc and wash hand basin

#### Cellar

A great storage space.

#### First Floor Bedroom One

15' 3" Max x 10' 9" Max ( 4.65m Max x 3.28m Max ) A spacious double bedroom positioned to the front elevation with a feature cast iron fireplace (not in use) carpet flooring and radiator.

#### **Bedroom Two**

19' Max x 6' 7" Max ( 5.79m Max x 2.01m Max ) A double bedroom positioned to the front elevation

with carpet flooring and a radiator.

#### **Bedroom Three**

13' 3" Max x 10' 6" Max ( 4.04m Max x 3.20m Max ) A double bedroom positioned to the rear elevation with carpet flooring and a radiator.

#### **Bathroom**

A modern bathroom, fully tiled and fitted with a three piece suite comprising of a bath with shower over, wash hand basin, wc and chrome heated towel rail.

### Second Floor Bedroom Five

11' 2" Max  $\times$  11' Max ( 3.40m Max  $\times$  3.35m Max ) A double bedroom with carpet flooring and a skylight.

#### **Bedroom Six**

12' 7" Max x 11' 2" Max ( 3.84m Max x 3.40m Max ) A double bedroom with carpet flooring.

#### Outside

To the front of the property there is a gated pathway leading to the front door and to the rear there is a concrete gated yard.





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# **Rokeby Gardens, Leeds**

- Spacious Mid Terrace House
- Six Double Bedrooms
- Arranged Over Three Floors
- Prime Headingley Location
- HMO Licence

Tenure: Freehold EPC Rating: D

guide price

£375,000









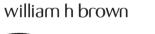
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