



**Rokeby Gardens, Leeds LS6 3JZ**



**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 ( 3.45m Max x 3.25m 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 x 11' Max ( 3.40m Max x 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**



Please note the marker reflects the postcode not the actual property

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