



10 Lidgett Park Road, Roundhay
£899,995

JUST UNDER 3200 SQ FT!! PREMIUM LOCATION - WITHIN CATCHMENT AREA OF OUTSTANDING PRIMARY AND HIGH SCHOOLS - FIVE BEDROOMS - TWO BATHROOMS - DINING KITCHEN - LIVING ROOM - SNUG - DINING ROOM - ANNEX WHICH IS A REALLY VERSATILE AREA - TANDEM GARAGE - INTERNAL VIEWING IS ESSENTIAL

This substantial six bedroom, two bathroom is situated in this highly sought after location in Roundhay.

With a truly stunning frontage the property has excellent room sizes throughout. With gas central heating, the property briefly comprises: The ground floor offers a bright and spacious entrance hallway, three large expansive living rooms with bay windows, high ceilings and period features. There is a further large kitchen, with access to the utility, downstairs W.C, garage and access to the cellar.

The first floor comprises a further fourth reception room, three spacious double bedrooms and a modern three piece bathroom suite. The second floor comprises a further three good sized bedrooms, one of which benefits from an ensuite.

Outside, to the front of the house, is an enclosed mature garden with shrubs to the border offering a high degree of privacy. There is a driveway providing ample off street parking leading to the tandem garage. EPC RATING E - FLOORPLAN TO FOLLOW

AREA GUIDE

In this superb location just short stroll to the end of the road brings you to beautiful Roundhay park. Also within a short walk is the Tropical World, the many eateries/bars/independent shops of Street Lane as well as San Carlo's Flying Pizza and exclusive designer brand shops

The property is within the catchment area of outstanding primary and secondary schools in the area.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

COUNCIL TAX BAND

BAND G

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

RATING E

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

PARKING

The parking at the property is off street parking

PROPERTY CONSTRUCTION

The property is standard construction

TENURE

FREEHOLD

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.



10 LIDGETT PARK ROAD, ROUNDHAY, LS8 1EQ

APPROX. GROSS INTERNAL FLOOR AREA 296 SQ M / 3186 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

