



Stoneacre
Properties



Roman Avenue

Leeds, LS8 2AN

£380,000



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Entrance

Entering the property you are welcomed into the spacious entrance hallway which offers access throughout the ground floor as well as to the spacious under stairs storage.

Lounge

Spacious formal lounge is laid to carpet with bay window to front elevation. The lounge offers ample space for seating.

Sitting/Dining Room

The second sitting room is very versatile as either a dining room, or a second sitting room.

Kitchen

The kitchen was updated in 2022 and is made up of white wall and base units and comprises integrated double oven, electric hob with extractor above, dishwasher, freestanding washing machine, tumble dryer and freestanding American style fridge/freezer are all included in the sale, there is also an abundance of storage space. Rear door leads out to driveway.

w/c

Accessed via the kitchen, comprising toilet and sink.

Bedroom 1

The main bedroom is situated to the second floor of the property. On its own floor with its own bathroom and utility area which could be converted to a private sitting/reading area for the primary bedroom.

Bathroom (2nd Floor)

Comprising shower over bath, toilet and sink.

Bedroom 2

Spacious double bedroom to the first floor laid to carpet with ample space for wardrobes and drawers.

Bedroom 3

Further generous sized double bedroom to the first floor laid to carpet offering an abundance of space for storage.

Bedroom 4

Fourth single bedroom with built in storage.

Bathroom

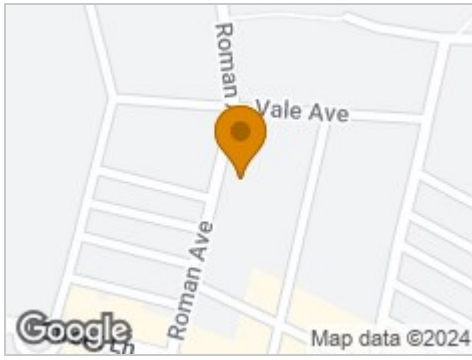
Modern tiled bathroom was refurbished in 2022 and comprises shower over bath with glass shower screen, toilet and sink. There is also a separate/additional shower room.

External

Externally, to the rear of the property is a private driveway.



Road Map



Hybrid Map



Terrain Map



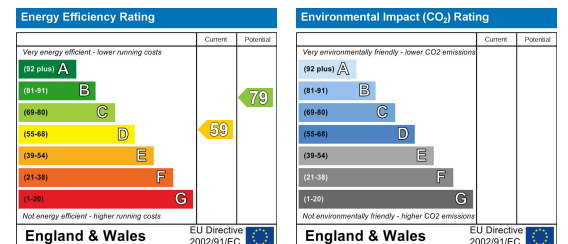
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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