



**Lidgett Park Road, Roundhay, Leeds, West Yorkshire, LS8 1EE**

**£625,000**

Enviably & highly desirable Roundhay location. Close to Roundhay Park, the tennis courts and Roundhay School.  
4 bedroom family sized home with south facing gardens.

**Dales & Shires**  
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this pleasant, bright and spacious family sized home. Offering buyers a well presented and well maintained blank canvas to create their ideal home. Situated in this most convenient and desirable position, just a couple of minutes walk from Roundhay Park, Tropical World, tennis courts and other amenities. Features include: well proportioned rooms, tasteful decoration, delightful gardens, plentiful natural daylight and gas central heating. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, layout, gardens and value.

## PROPERTY SUMMARY

The accommodation includes an entrance hall, large lounge, dining room, conservatory, kitchen, 4 bedrooms (3 doubles and 1 single) and family bathroom. Externally there are established front and rear gardens, a side driveway and large detached garage.

## LOCATION

Roundhay is a most desirable, established and vibrant residential suburb, pleasantly located on the Northern outskirts of Leeds. This prestigious address enjoys almost immediate access into Roundhay Park and Tropical World, and the area's popular tennis courts. Roundhay boasts plentiful amenities, including shops, bars, restaurants, sporting facilities and highly regarded schooling. There is also convenient access into Leeds city centre and the many amenities and transport links on offer there. Open countryside is also within easy reach and this part of Yorkshire is an ideal base for those keen to explore the Yorkshire Dales and surrounding countryside. There are excellent transport links, making the area a popular choice for commuters.

## DIRECTIONS

Sat Nav location: LS8 1EE.

## GROUND FLOOR

Welcoming and light reception hall with side staircase, understairs storage, and an inner hall with coats cupboard and separate cloakroom/WC.

**Lounge** 18' 4" x 12' 1" (5.58m x 3.68m)

Large reception room with front window, feature fireplace and glazed double doors to:

**Dining Room** 10' 11" x 10' 4" (3.32m x 3.15m)

Ideal for formal dining. There is also scope to knock through to the kitchen, to create a larger open-plan living space. (Depending on preference, other potential options with this house could include removing the garage and adding a rear or wrap around extension).

**Conservatory** 10' 3" x 9' 6" (3.12m x 2.89m)

A delightful, bright and relaxing space, enjoying privacy and a pleasant outlook over the garden.

**Kitchen** 13' 6" x 9' 0" (4.11m x 2.74m) max.

Fitted kitchen with space for all main appliances. Side door.



## FIRST FLOOR

Central landing.

### Bedroom One 14' 3" x 10' 11" (4.34m x 3.32m)

Generous double bedroom with front window and extensive fitted wardrobes.

### Bedroom Two 12' 11" x 10' 11" (3.93m x 3.32m)

Generous double bedroom with rear window and built in wardrobe.

### Bedroom Three 9' 4" x 9' 2" (2.84m x 2.79m)

Smaller double bedroom with rear window.

### Bedroom Four 7' 8" x 5' 5" (2.34m x 1.65m)

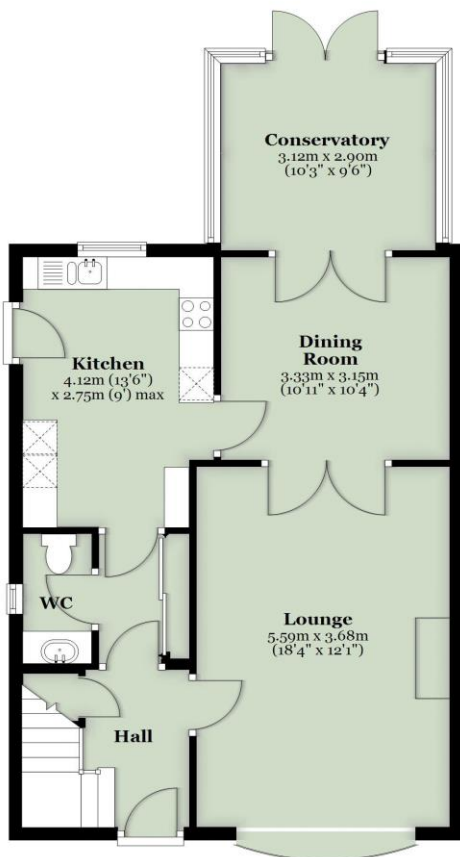
Single/box sized room, ideal as a home office or nursery.

### Bathroom 8' 5" x 5' 11" (2.56m x 1.80m)

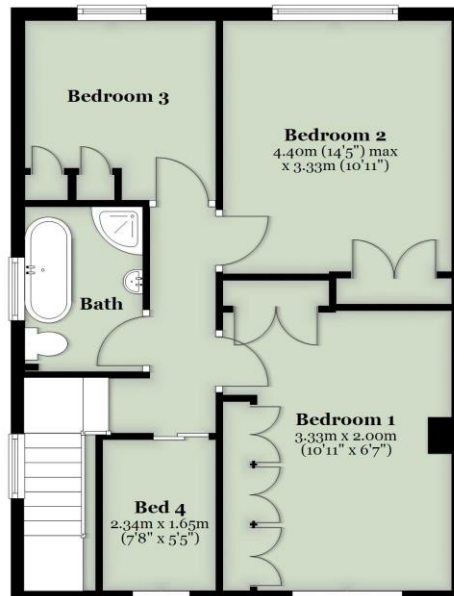
Fitted bath suite with separate shower.



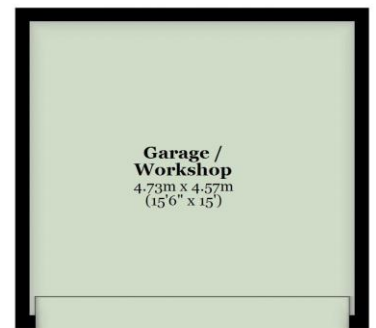
Ground Floor



First Floor



Large Garage







## OUTSIDE

Mature and well-tended gardens to the front and rear, with lawn and flowering borders. The south facing rear garden is particularly pleasant and private. Long side driveway, leading to the detached garage. The garage has power, light and a remote controlled roller door.

## AGENT'S NOTES

We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure:** Freehold.

**Council Tax Band:** E.

These details were prepared / amended on: 18/04/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	59	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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