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**16 Talbot Court, Roundhay, Leeds, LS8 1LT**

Asking Price: £625,000.00

Energy Rating - TBC

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SUPERB FAMILY HOME – DETACHED PROPERTY – LARGE SOUTH FACING PLOT - FOUR DOUBLE BEDROOMS – BATHROOM AND SEPARATE ENSUITE SHOWER – DOWNSTAIRS W/C AND UTILITY ROOM – CONSERVATORY – GARDENS TO FRONT AND REAR – WIDE DRIVEWAY – DOUBLE DETACHED GARAGE

A wonderful, detached family home, this four bedroom house has enormous potential to be extended, subject to planning permission, due to a larger than average plot. Located in the heart of Roundhay on a quiet estate, the property is ideal for those applying for Talbot Primary School (recently rated outstanding by Ofsted) as well as Allerton Grange High School. It is also in easy distance of shops, cafes, bars, transport links and other impressive amenities including Roundhay Park with its tree-lined walks, lakes, children's play park and cafes. There are gardens to the front and rear, a driveway wide enough for several vehicles and a detached double garage. Internally it comprises, on the ground floor: a porch, entrance hall, downstairs w/c, spacious lounge, dining room, kitchen/breakfast room, sitting room currently in use as an office, plus a conservatory and a utility room. On the first floor there is a master bedroom with ensuite shower room, landing with airing cupboard, house bathroom and three additional double bedrooms. Energy Rating - TBC

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TALBOT COURT, ROUNDHAY, LEEDS, LS8 1LT

TOTAL FLOOR AREA : 1630 sq.ft. (151.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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### Porch

7'3" (max) - 4'9" (max)  
Open to the entrance hall.

### Entrance Hall

15'9" (max) - 6'3" (max)  
Radiator, stairs to the upper levels and storage under the stairs.

### Downstairs W/C

6'4" (max) - 3'0" (max)  
Radiator, wash hand basin with tiled splash back and w/c.

### Living Room

21'0" (max) - 10'9" (max)  
Gas fire with surround, bay window, radiator and double doors to the dining room.

### Dining Room

10'9" (max) - 10'3" (max)  
Radiator and double doors to the conservatory.

### Kitchen Breakfast Room

15'6" (max) - 8'6" (max)  
Gas hob with extractor over, fan oven, stainless steel sink with drainer, integrated dish washer, radiator and a range of wall and base units.

### Sitting Room/Study

16'0" (max) - 8'10" (max)  
Currently in use as a study, but would make a great play room or additional reception room.

### Conservatory

13'1" (max) - 11'9" (max)  
Double doors to the rear garden patio.

### Utility Room

8'10" (max) - 5'3" (max)  
Stainless steel sink with drainer, Baxi boiler with remaining warranty, tiled splash back, radiator and a range of wall and base units.

### Landing

11'6" (max) - 8'0" (max)  
Built in store room and stairs to the lower level.

### Airing Cupboard

4'6" (max) - 2'6" (max)

### Master Bedroom

14'0" (max) - 12'6" (max)  
Radiator and built in wardrobes.

### Ensuite

7'0" (max) - 6'0" (max)  
Tiled shower cubicle with glass enclosure, wash hand basin, with pedestal under, radiator and w/c.

### Bedroom Two

12'3" (max) - 9'0" (max)  
Radiator and built in wardrobes.

### Bedroom Three

12'3" (max) - 9'0" (max)  
Radiator.

### Bedroom Four

11'6" (max) - 9'3" (max)  
Radiator and built in wardrobes.

### House Bathroom

7'0" (max) - 5'9" (max)  
Panel bath with shower over, half tiled walls, wash hand basin with pedestal under, radiator and w/c.

### Front Garden

Mainly grassed lawns with hedges and walkway to the front door.

### Driveway

With parking for several vehicles.


### Detached Double Garage

18'1" (max) - 18'1" (max)  
Up and over double door, power and lights.

### Rear Garden

Mainly grassed lawns, trees, bushes, hedges, flower beds and patio.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











