

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Allerton Grange Avenue

Roundhay, Leeds, LS17 6PR

Asking Price £300,000



Council Tax: B



# 15 Allerton Grange Avenue

Roundhay, Leeds, LS17 6PR

Asking Price £300,000



## Entrance Hall

8'0" (max) - 7'6" (max) (2.44m (max) - 2.29m (max))  
Radiator, tiled floor, storage under the stairs and stairs to the upper level.

## Separate Kitchen

10'6" (max) - 7'6" (max) (3.20m (max) - 2.29m (max))

Hob with extractor over, fan oven, stainless steel sink with drainer, boiler, door to the side, pantry and a range of wall and base units.

## Lounge

19'10" (max) - 10'6" (max) (6.05m (max) - 3.20m (max))

Radiator and door to the dining room.

## Dining Room

17'6" (max) - 9'6" (max) (5.33m (max) - 2.90m (max))

Radiator and double doors to the rear garden.

## First Floor Landing

9'0" (max) - 6'1" (max) (2.74m (max) - 1.85m (max))  
Stairs to the lower level.

## Master Bedroom

12'3" (max) - 10'6" (max) (3.73m (max) - 3.20m (max))

Radiator.

## Bedroom Two

12'3" (max) - 9'9" (max) (3.73m (max) - 2.97m (max))

Radiator and built in storage.

## Stairs to Upper Level

7'6" (max) - 5'9" (max) (2.29m (max) - 1.75m (max))  
Stairs to the upper level.

## Bedroom Three

18'6" (max) - 9'0" (max) (5.64m (max) - 2.74m (max))

Radiator, Velux window and eaves storage.

## Front Gardens

Grassed lawns, flower beds, plants, bushes and shrubs.

## Driveway

With parking for at least one vehicle.

## Summer House

13'6" (max) - 8'0" (max) (4.11m (max) - 2.44m (max))

Insulated walls, power and double doors.

## Shed

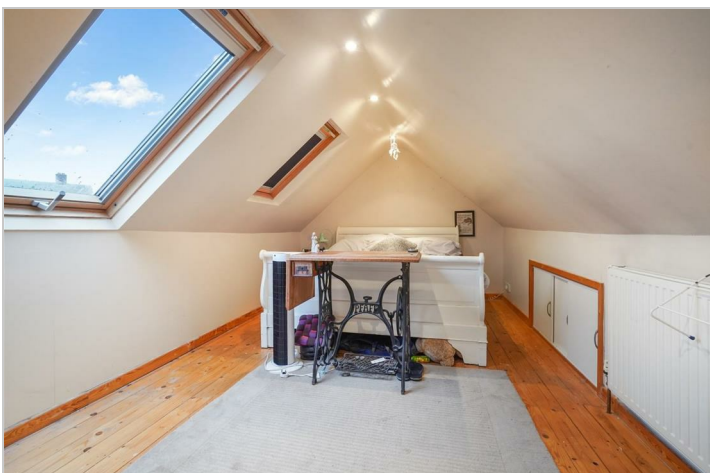
8'0" (max) - 6'0" (max) (2.44m (max) - 1.83m (max))

## Rear Garden

Grassed lawns, flower beds, plants, bushes, trees, hedges, shrubs, rockeries and patios.

**EXCELLENT FAMILY HOME – SUPERB OPPORTUNITY FOR A FIRST TIME BUYER – THREE DOUBLE BEDROOMS – SEMI-DETACHED HOUSE – EXPANSIVE GARDENS TO THE FRONT AND REAR – SUMMER HOUSE WITH SHED ATTACHED – DRIVEWAY – EXTENDED TO THE REAR – SUPER POTENTIAL FOR ADDITIONS SUBJECT TO PLANNING PERMISSION – ROUNDHAY**

Extended to the rear and with great potential to add further subject o appropriate consents, this three bedroom semi-detached home is a great opportunity for first time buyers, growing families or anyone looking for well appointed space. Located in Roundhay, the property is close to good and outstanding primary and secondary schools, shops, bars, pubs, restaurants, transport links and cafes to name just some of the great amenities close by including Roundhay Park with all it has to offer. There are gardens to the front and rear, a driveway and summerhouse externally. Internally it briefly comprises; entrance hall, kitchen, lounge and dining room on the ground floor. On the first floor there are two double bedrooms, landing and bathroom. On the second floor is a further double bedroom. Energy Rating - TBC



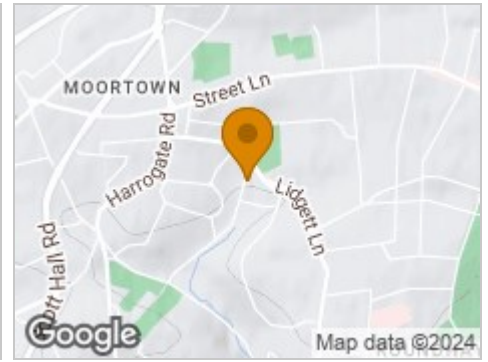
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.