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17 Elmete Avenue, Roundhay, Leeds, LS8 2QN
Asking Price: £700,000
Energy Rating: D

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A SUPERB FAMILY HOME – EXTENDED DETACHED BUNGALOW – INCREDIBLE POTENTIAL TO EXTEND PROPERTY FURTHER SUBJECT TO PLANNING – EXPANSIVE GARDENS TO ALL SIDES – FIVE BEDROOMS – TWO BATHROOMS – DETACHED GARAGE AND DRIVEWAY – UTILITY ROOM AND SEPARATE GUEST W/C – EXCELLENT OPEN PLAN KITCHEN DINING ROOM – ROUNDHAY - NO CHAIN

An exciting home with massive further expansion potential, this five bedroom, two bathroom detached dormer bungalow is ideal for families, downsizers or anyone looking for a great house in a brilliant plot. Located in Roundhay, the property is close to the Ofsted Outstanding Rated Roundhay School, as well as, bars, restaurants, shops and cafes on Oakwood High Street and of course Roundhay Park with all it has to offer. There are fantastic gardens to all sides, a gated driveway and detached garage externally. Internally it briefly comprises; porch, cloak room, store room, entrance hall, guests w/c, lounge, kitchen dining room, utility room, three double bedrooms and four piece bathroom on the ground floor. On the first floor are two double bedrooms, shower room and landing. Energy Rating - D

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GROUND FLOOR
1360 sq.ft. (126.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



ELMETE AVENUE, ROUNDHAY, LEEDS, LS8 2QN

TOTAL FLOOR AREA : 1830 sq.ft. (170.0 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) A			
(81-91) B			
(69-80) C			
(55-68) D		56	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Porch

6'1" (max) - 3'2" (max)

Double doors to the exterior.

Store Room

3'2" (max) - 2'2" (max)

Cloak Room

3'2" (max) - 3'0" (max)

Entrance Hall

13'6" (max) - 9'10" (max)

Radiator, sliding doors to the lounge and stairs to the upper level.

Lounge

22'0" (max) - 17'6" (max)

Open fire with surround, radiators and sliding doors to the kitchen dining room.

Kitchen Dining Room

22'1" (max) - 18'9" (max)

Kitchen Area

Double fan oven, hob with extractor over, dish washer, stainless steel double bowl sink, radiator and a range of wall and base units.

Dining Area

Sky lights, radiator and double doors to the rear garden decking.

Utility Room

11'1" (max) - 6'6" (max)

Stainless steel sink with drainer, boiler, radiator, door to the rear and a range of wall and base units.

Landing

14'6" (max) - 4'9" (max)

Radiator.

Guest W/C

5'9" (max) - 3'0" (max)

Fully tiled walls and floor, wash hand basin and w/c.

Master Bedroom

15'0" (max) - 12'3" (max)

Radiator and built in wardrobes.

Bedroom Two

12'0" (max) - 11'6" (max)

Radiator and built in wardrobes.

Bedroom Five

9'0" (max) - 9'0" (max)

Radiator.

Landing

13'8" (max) - 11'6" (max)

Sky light and stairs to the lower level,

Bedroom Three

17'9" (max) - 12'0" (max)

Built in storage, eaves storage and radiator.

Bedroom Four

12'0" (max) - 12'0" (max)

Radiator and eaves storage.

Shower Room

9'9" (max) - 4'9" (max)

Shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

Front Gardens

Grassed lawns, flower beds, plants, bushes and shrubs. Gated walk way to the front door from the street,

Driveway

Gated with parking for several vehicles.

Detached Garage

Up and over door, power and lights.

Under Croft Storage

Great sized storage area accessible from the rear garden

Rear Garden

Grassed lawns, mature trees, plants, bushes, flower beds, shrubs, raised deck area and walkways to either side.

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.









