

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Roman Crescent

Roundhay, Leeds, LS8 2DW

Asking Price £350,000

 3  1  2  TBC

Council Tax: C



# 15 Roman Crescent

Roundhay, Leeds, LS8 2DW

Asking Price £350,000



## Entrance Hall

9'3" (max) - 4'9" (max) (2.82m (max) - 1.45m (max))  
Radiator and stairs to the upper level.

## Lounge

17'0" (max) - 11'9" (max) (5.18m (max) - 3.58m (max))  
Duel aspect windows, radiators and electric fire with surround.

## Kitchen Dining Room

18'9" (max) - 16'1" (max) (5.72m (max) - 4.90m (max))

## Kitchen Area

Space for range cooker and extractor fan over, integrated fridge freezer, washing machine and dish washer, composite sink with drainer, tiled splash back door to rear garden, under stairs storage and a range of wall and base units.

## Dining Room

Bay window and radiator.

## Landing

9'9" (max) - 9'3" (max) (2.97m (max) - 2.82m (max))  
Radiator and stairs to the lower level.

## Master Bedroom

15'3" (max) - 10'6" (max) (4.65m (max) - 3.20m (max))  
Radiator and built in storage.

## Bedroom Two

13'0" (max) - 10'6" (max) (3.96m (max) - 3.20m (max))  
Radiator.

## Bedroom Three

9'10" (max) - 6'3" (max) (3.00m (max) - 1.91m (max))  
Radiator.

## Bathroom

9'0" (max) - 6'3" (max) (2.74m (max) - 1.91m (max))  
Panel bath with shower over, heated towel rail, wash hand basin with pedestal under and w/c.

## Front Garden

Grassed lawns with walk way to the front door and fences forming a border.

## Driveway

With parking for one vehicle.

## Detached Garage

21'9" (max) - 10'3" (max) (6.63m (max) - 3.12m (max))  
Up and over door, power and lights, stainless steels sink with drainer.

## Rear Garden

Landscaped patio space with plants and shrubs and a fence forming the border. There is a store room under the house.

**IMMACULATE MOVE IN READY CONDITION – EXCELLENT WIDE PLOT WITH SPACE FOR EXTENSION SUBJECT TO PLANNING – END OF TERRACE HOUSE – THREE BEDROOMS – GARDENS TO FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – ROUNDHAY - OUTSIDE STORAGE UNDER HOUSE**

With enormous potential to extend to the side subject to appropriate planning permissions, this three bedroom end of terrace house is in fantastic condition, having undergone extensive refurbishment, including; new roof, full rewire, kitchen and bathrooms, etc. Located right in the heart of Roundhay, the property this in easy distance of shops, bars, restaurants, cafes, transport links and pubs, as well as Roundhay Park with all it has to offer. Occupying a larger than normal plot with land to the side there are gardens to the front and rear, a driveway and detached garage externally. Internally, it briefly comprises; entrance hall, lounge and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - TBC



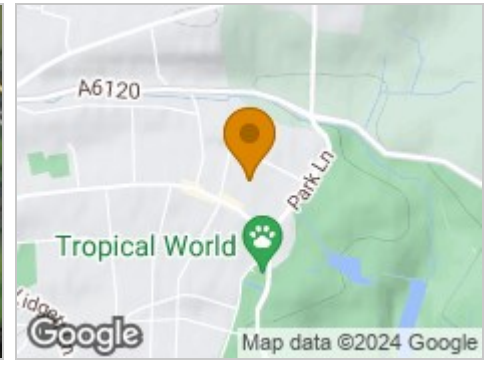
## Road Map



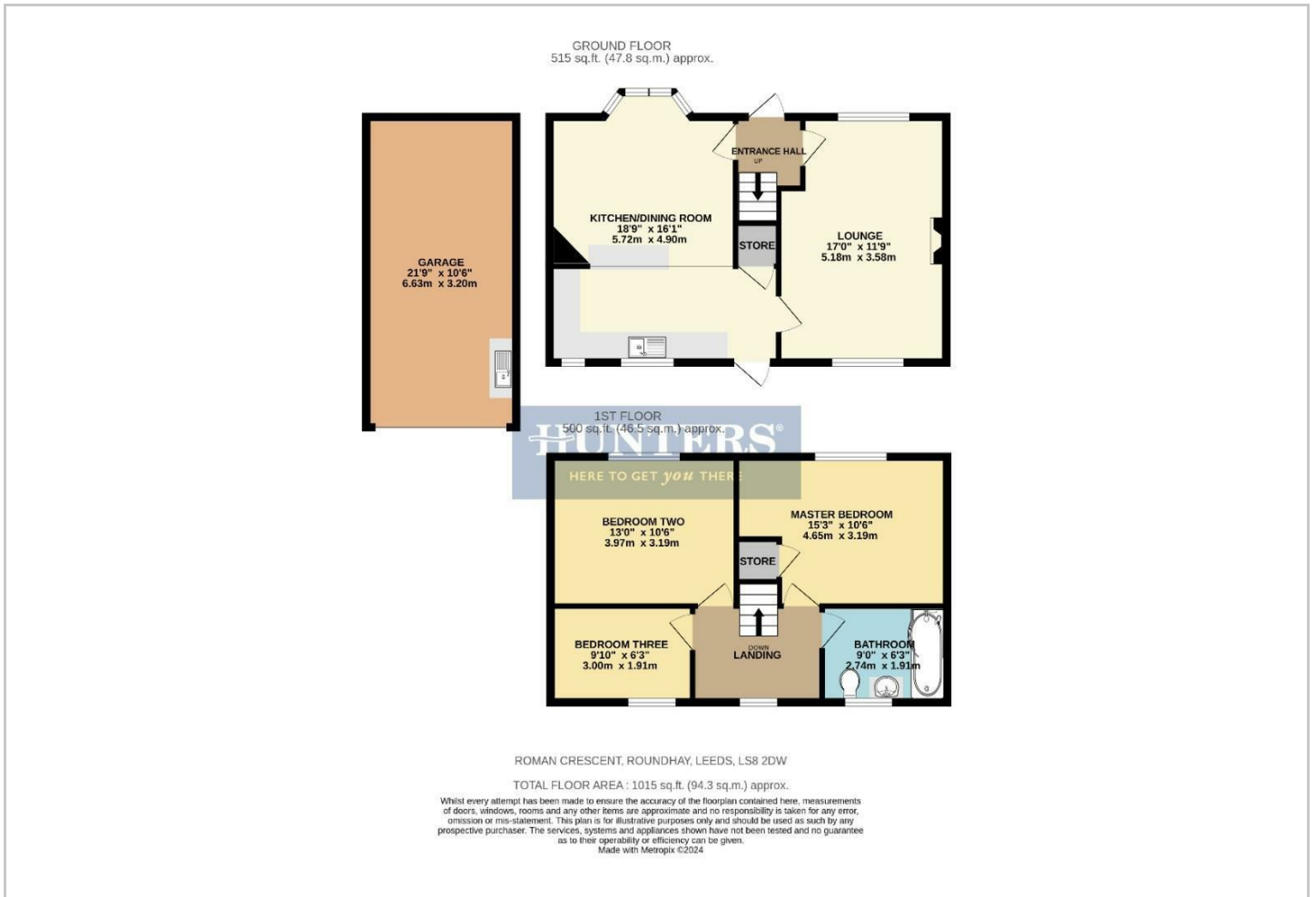
## Hybrid Map



## 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.