

HUNTERS[®]





HERE TO GET *you* THERE



Roman Gardens

Roundhay, Leeds, LS8 2AJ

Offers Over £375,000

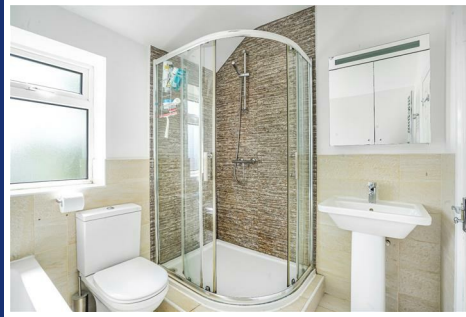
 3  1  2  TBC
Council Tax: C



6 Roman Gardens

Roundhay, Leeds, LS8 2AJ

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Entrance Hall

13'0" (max) - 7'0" (max) (3.96m (max) - 2.13m (max))

Radiator, under stairs storage and stairs to the upper level.

Downstairs W/C

5'3" (max) - 3'6" (max) (1.60m (max) - 1.07m (max))

Tiled walls, boiler, wash hand basin and w/c.

Lounge

13'6" (max) - 12'9" (max) (4.11m (max) - 3.89m (max))

Wood burning stove with surround, bay window and radiator.

Kitchen Dining Room

20'6" (max) - 12'6" (max) (6.25m (max) - 3.81m (max))

Double doors to the rear garden patio, radiator, double fan oven, gas hob with extractor over, stainless steel sink with drainer, dishwasher and a range of wall and base units.

Landing

8'0" (max) - 6'3" (max) (2.44m (max) - 1.91m (max))

Stairs to the lower level.

Master Bedroom

13'3" (max) - 13'0" (max) (4.04m (max) - 3.96m (max))

Radiator.

Bedroom Two

12'6" (max) - 10'3" (max) (3.81m (max) - 3.12m (max))

Radiator.

Bedroom Three

11'9" (max) - 7'6" (max) (3.58m (max) - 2.29m (max))

Radiator and built in wardrobe.

Bathroom

8'0" (max) - 6'9" (max) (2.44m (max) - 2.06m (max))

Half tiled walls and tiled floor, panel bath, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

Front Garden

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

Driveway

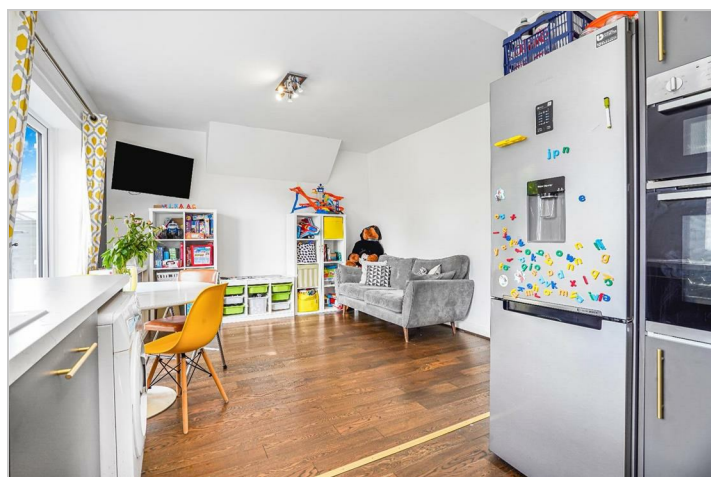
With parking for at least one vehicle.

Rear Garden

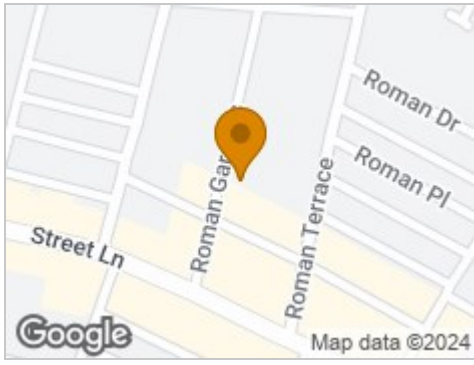
Grassed lawns with hedges, plants, shrubs, trees and a patio.

SUPERB FIRST TIME HOME – IDEAL FOR GROWING FAMILIES – SEMI-DETACHED HOUSE – THREE BEDROOMS – DOWNSTAIRS W/C – FOUR PIECE BATHROOM SUITE – GARDENS TO THE FRONT AND REAR – DRIVEWAY – MODERN OPEN PLAN KITCHEN – ROUNDHAY

A brilliant first time buyers opportunity, second stepper home or ideal for growing families, this three bedroom semi detached house ticks all of the boxes. Located in the heart of Roundhay, the property is close to everything the areas has to offer including schools, bars, restaurants, cafes, transport links and of course Roundhay Park, while still set on a quiet, low traffic street. There are gardens to the front and rear and a driveway externally. Internally, it briefly comprises, entrance hall, store room, downstairs w/c, lounge and open plan kitchen dining room on the ground floor. On the first floor, there are three bedrooms, landing and four piece bathroom. Energy Rating - TBC



Road Map



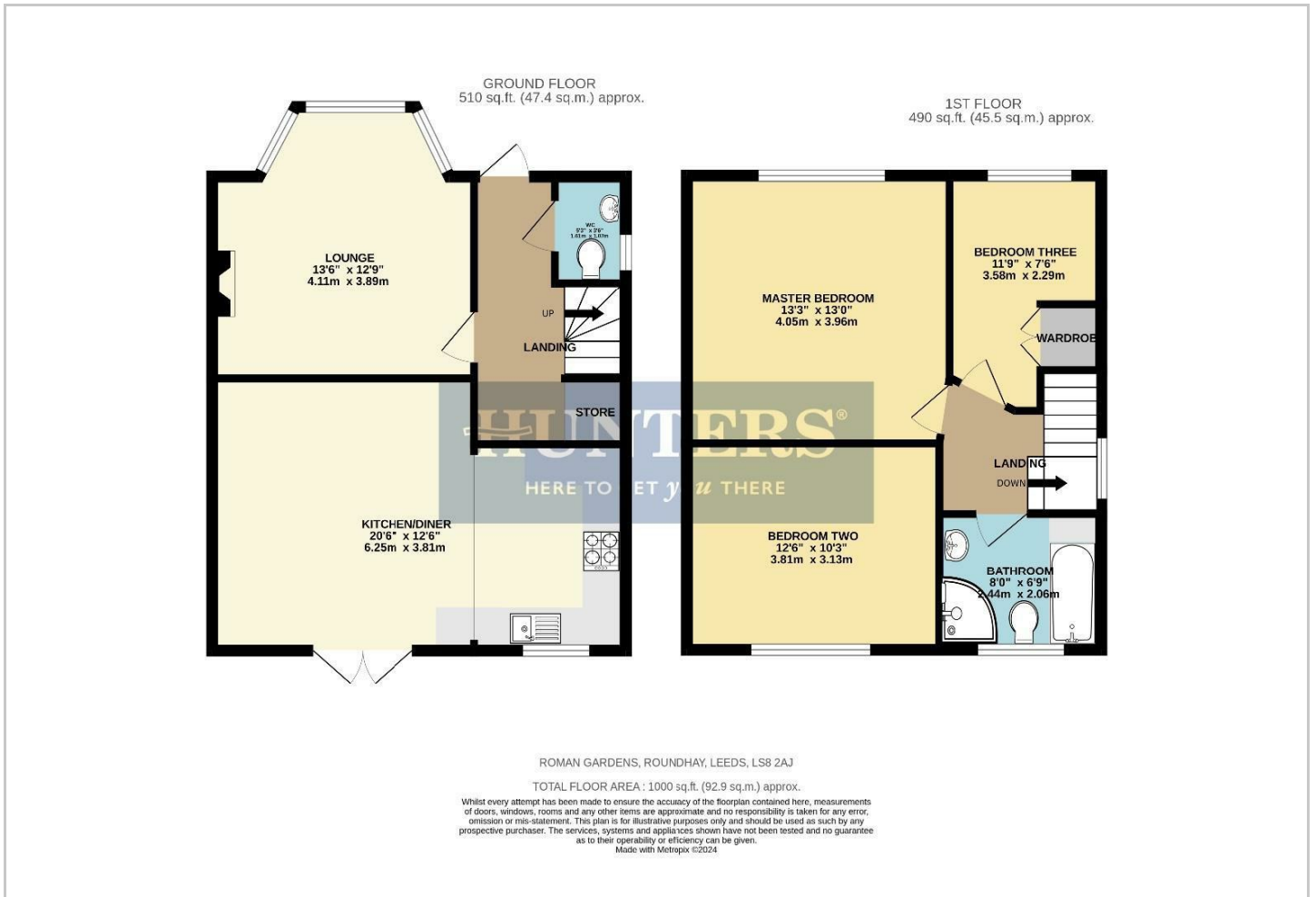
Hybrid Map



Terrain Map



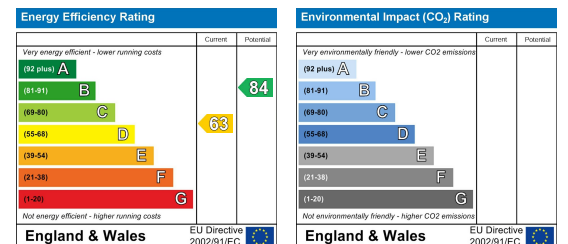
Floor Plan



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.