

HUNTERS[®]

HERE TO GET *you* THERE



Roman Avenue

Roundhay, Leeds, LS8 2AN

Asking Price £425,000

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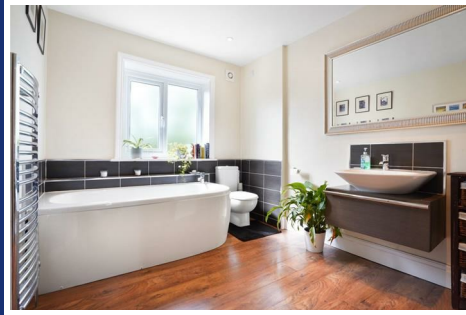
Council Tax: D



3 Roman Avenue

Roundhay, Leeds, LS8 2AN

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Porch

10'6" (max) - 2'9" (max) (3.20m (max) - 0.84m (max))

Entrance Hall

17'6" (max) - 8'7" (max) (5.33m (max) - 2.62m (max))
Radiator and stairs to the upper level.

Utility Cupboard

4'6" (max) - 3'0" (max) (1.37m (max) - 0.91m (max))
With plumbing for washing machine.

Lounge

17'6" (max) - 12'3" (max) (5.33m (max) - 3.73m (max))
Wood burning stove with surround, built in storage, wall lights, radiator and bay window.

Kitchen Dining Room

20'0" (max) - 15'0" (max) (6.10m (max) - 4.57m (max))

Kitchen Area

Five ring gas hob with extractor over, double fan oven, integral microwave, sink with drainer, dish washer, fridge freezer, tiled splash back and a range of wall and base units with breakfast bar.

Dining Area

Radiator, wood burning stove with surround, built in storage and double doors to the rear garden.

First Floor Landing

10'3" (max) - 8'6" (max) (3.12m (max) - 2.59m (max))
Stairs to the upper and lower levels.

Bedroom Two

14'0" (max) - 12'3" (max) (4.27m (max) - 3.73m (max))
Radiator and built in wardrobes.

Bedroom Three

13'0" (max) - 11'6" (max) (3.96m (max) - 3.51m (max))
Radiator and built in wardrobes.

Bedroom Four

7'9" (max) - 6'9" (max) (2.36m (max) - 2.06m (max))
Radiator.

House Bathroom

13'9" (max) - 8'6" (max) (4.19m (max) - 2.59m (max))
Roll top feature bath, tiled shower cubicle, heated towel rail, wash hand basin with pedestal under, half tiled walls and w/c.

Second Floor Landing/Dressing Room

15'0" (max) - 8'6" (max) (4.57m (max) - 2.59m (max))
Radiator, stairs to the lower level and a built in wardrobes.

Master Bedroom

27'6" (max) - 11'6" (max) (8.38m (max) - 3.51m (max))
Multiple aspect windows and radiator.

Ensuite

8'6" (max) - 4'9" (max) (2.59m (max) - 1.45m (max))
Tiled floor and half tiled walls, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

Store Room

7'9" (max) - 7'6" (max) (2.36m (max) - 2.29m (max))
Radiator and velux window.

Front Garden

Gated walkway to the front door and round the side. Hedges and paved areas.

Rear Garden

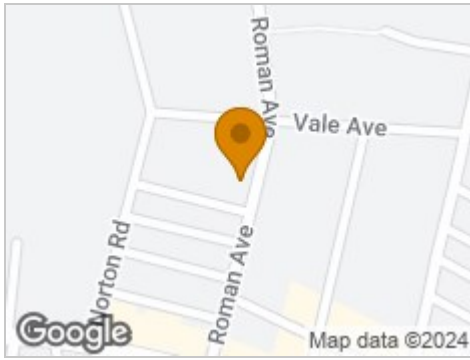
Raised decking area, astroturf lawn, planter with flower bed, plants, bushes and trees.

IMMACULATE MOVE IN READY CONDITION – SUPERB FAMILY HOME – SEMI-DETACHED HOUSE – FOUR BEDROOMS – TWO BATHROOMS – GARDENS TO THE FRONT AND REAR – FANTASTIC LOFT CONVERSION WITH ENSUITE – OPEN PLAN KITCHEN DINING ROOM – ROUNDHAY

A superb family home, this four bedrooms, two bathroom semi-detached house is in immaculate move in ready condition with a particularly special loft conversion. Located in the heart of Roundhay, the property is close to good and outstanding schools, restaurants, cafes, bars, transport links and of course Roundhay Park with all it has to offer. There are gardens to the front and rear as well as a walkway to the side externally. Internally, it briefly comprises; porch, entrance hall, utility cupboard, lounge and open plan kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and four piece bathroom. On the second floor is a master bedroom with ensuite, dressing area and store room. Energy Rating - TBC



Road Map



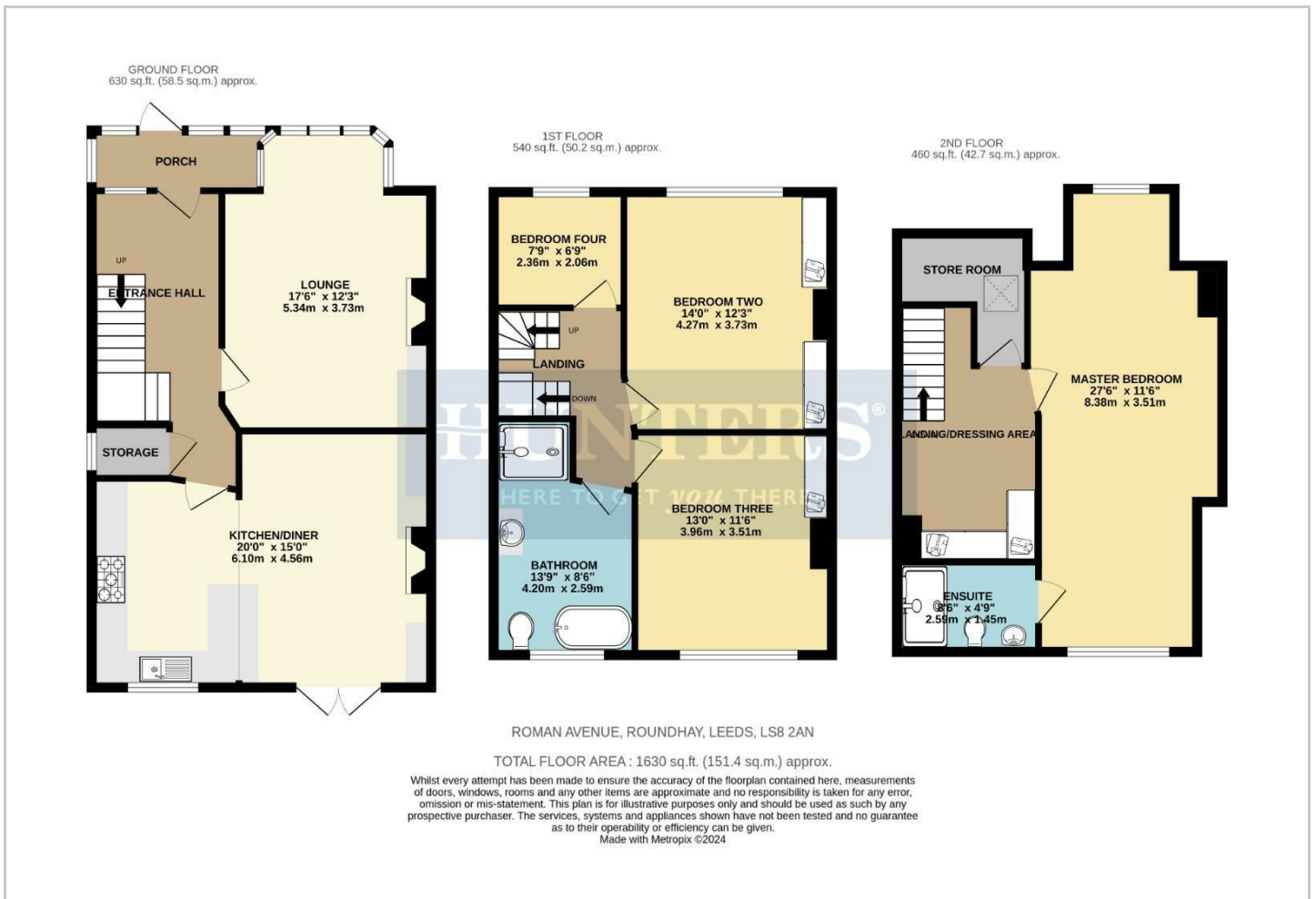
Hybrid Map



Terrain Map



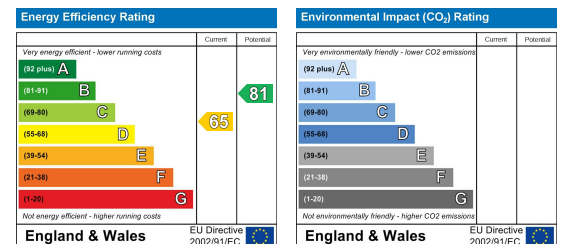
Floor Plan



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.