

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



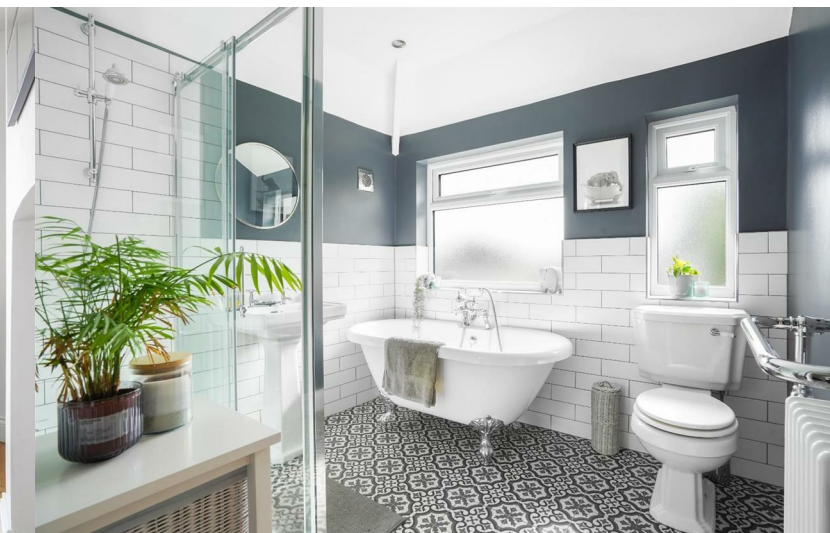
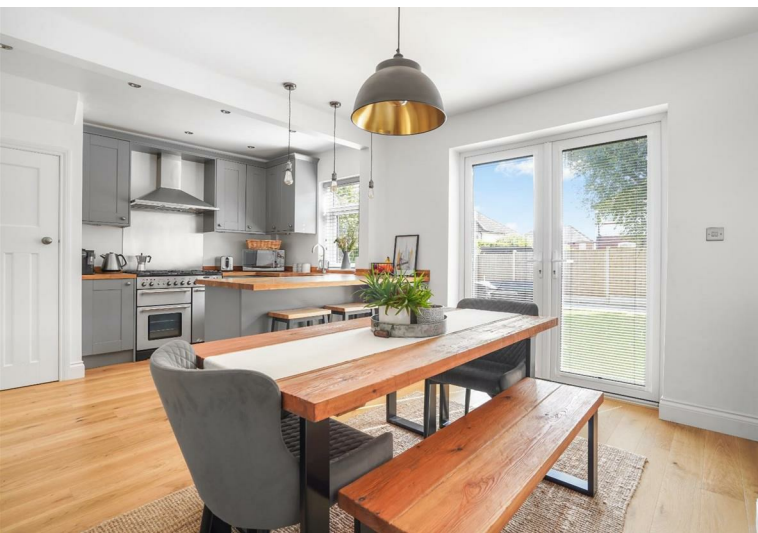
## Roman Avenue

Roundhay, Leeds, LS8 2AN

Asking Price £400,000



Council Tax: C





# 24 Roman Avenue

Roundhay, Leeds, LS8 2AN

Asking Price £400,000



## Entrance Hall

11'9" (max) - 6'6" (max) (3.58m (max) - 1.98m (max))

Hard wood flooring, radiator and stairs to the upper level.

## Lounge

15'3" (max) - 12'9" (max) (4.65m (max) - 3.89m (max))

Wood burning stove with surround, hard wood flooring, radiator and bay window.

## Kitchen Dining Room

19'3" (max) - 12'6" (max) (5.87m (max) - 3.81m (max))

Butlers style sink with mixer tap, extractor fan, dish washer, washing machine, breakfast bar, integrated fridge and freezer, radiator, double doors to the rear garden, hard wood flooring and a range of wall and base units.

## Pantry

3'9" (max) - 3'0" (max) (1.14m (max) - 0.91m (max))

## Landing

8'9" (max) - 8'3" (max) (2.67m (max) - 2.51m (max))

Stairs to the lower level.

## Master Bedroom

12'0" (max) - 11'9" (max) (3.66m (max) - 3.58m (max))

Radiator.

## Bedroom Two

12'6" (max) - 10'10" (max) (3.81m (max) - 3.30m (max))

Radiator.

## Bedroom Three

8'10" (max) - 7'3" (max) (2.69m (max) - 2.21m (max))

Radiator.

## Bathroom

8'3" (max) - 8'0" (max) (2.51m (max) - 2.44m (max))

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

## Front Garden

Manicured hedges, flower beds, plants and bushes. Walkway to the front door.

## Driveway

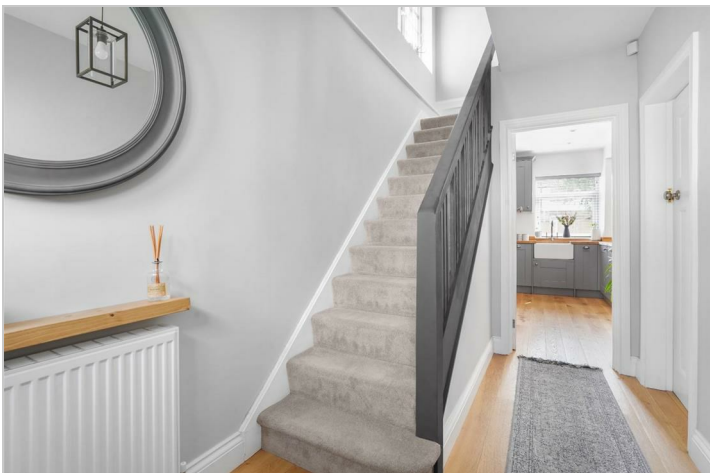
With parking for several vehicles.

## Rear Gardens

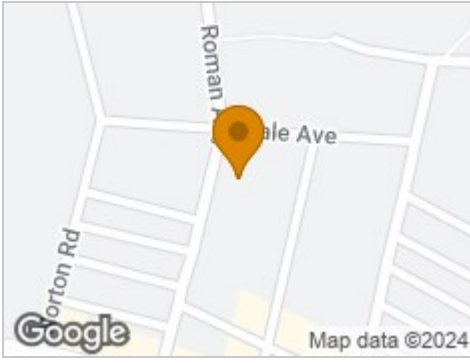
Grassed lawns, patios, walkways, planters and bushes.

IMMACULATE MOVE IN READY CONDITION – SUPERB SEMI-DETACHED HOME – GREAT FIRST TIME BUYER OPPORTUNITY – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – OPEN PLAN KITCHEN DINING ROOM – FOUR PIECE HOUSE BATHROOM – ROUNDHAY

Beautifully finished to an immaculate condition, this three bedroom semi-detached is an ideal family home, great first time buyer opportunity and perfect for anyone looking for a move in ready house. Located in the heart of Roundhay, just off Street Lane, close to schools, shops, bars, cafes, restaurants, pubs and transport links 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 as well as a driveway externally. Internally, it briefly comprises; entrance hall, lounge, pantry and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and four piece house bathroom. Energy Rating – TBC



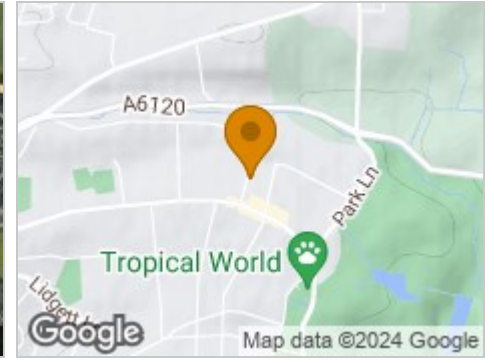
## Road Map



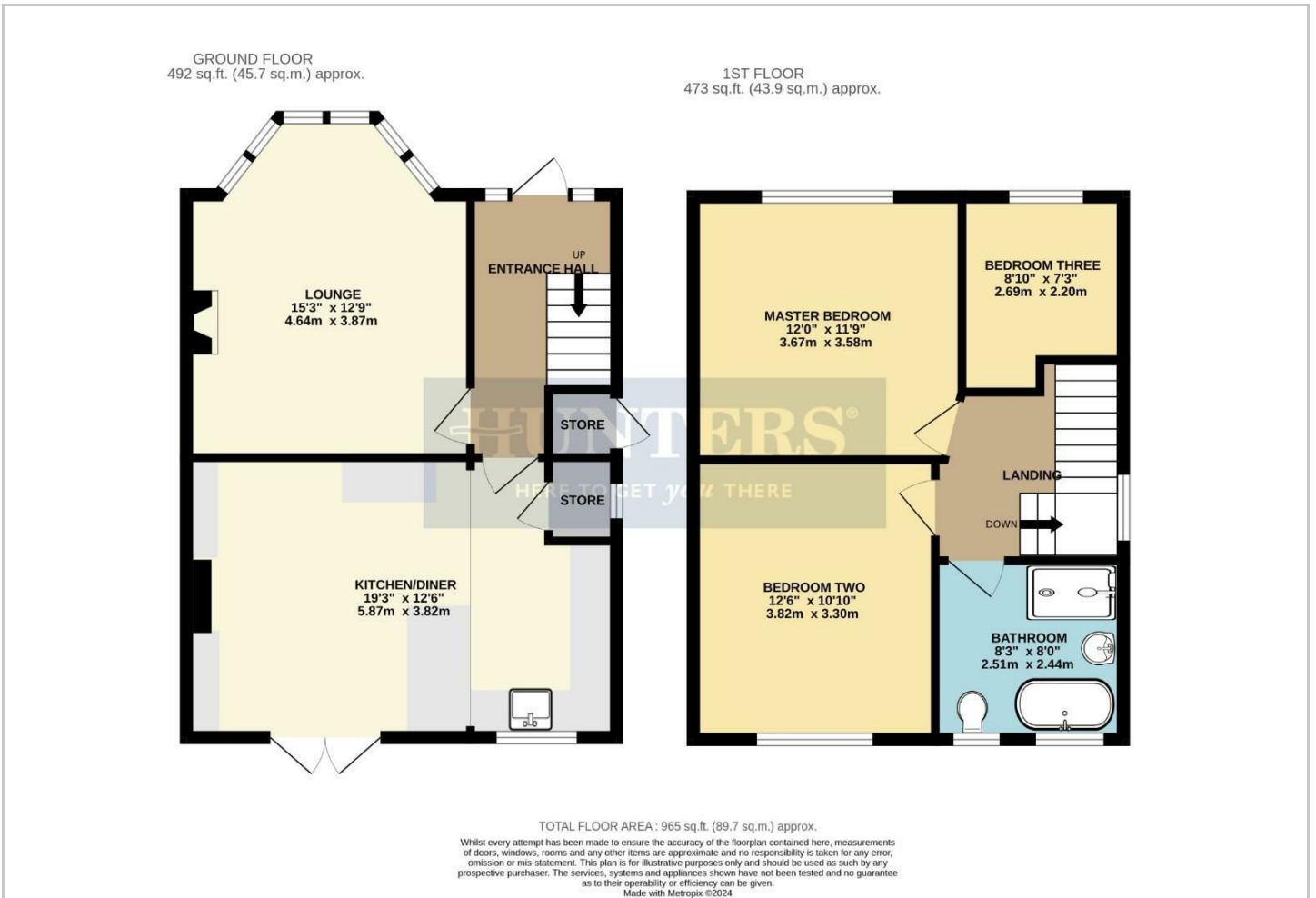
## Hybrid Map



## Terrain Map



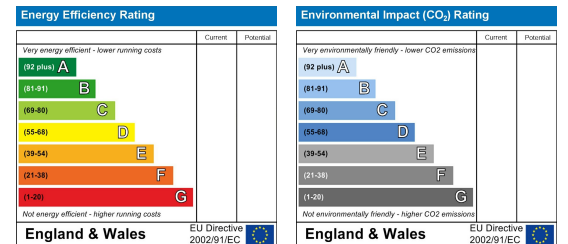
## Floor Plan



## 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.