

# HUNTERS®

HERE TO GET *you* THERE



## Chandos Gardens

Roundhay, Leeds, LS8 1QB

Asking Price £125,000



Council Tax: A



# 64 Chandos Gardens

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Asking Price £125,000



## Entrance Hall

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

Stairs to the upper level and door to the gardens.

## Hallway

11'6" (max) - 9'0" (max) (3.51m (max) - 2.74m (max))

Radiator and stairs to the lower level.

## Store Room

3'6" (max) - 3'0" (max) (1.07m (max) - 0.91m (max))

Housing the boiler.

## Lounge Dining Room

15'0" (max) - 10'9" (max) (4.57m (max) - 3.28m (max))

Gas fire with surround, radiator and access to the balcony.

## Kitchen

9'0" (max) - 8'0" (max) (2.74m (max) - 2.44m (max))

Stainless steel sink with drainer, tiled walls, splash back, extractor hood and a range of wall and base units.

## Master Bedroom

11'0" (max) 10'9" (max) (3.35m (max) 3.28m (max))

Radiator and built in storage.

## Bedroom Two

15'3" (max) - 7'3" (max) (4.65m (max) - 2.21m (max))

Radiator.

## Bathroom

6'6" (max) - 6'0" (max) (1.98m (max) - 1.83m (max))

Fully tiled walls and floor, panel bath with shower over, heated towel rail, wash hand basin and w/c.

## Balcony

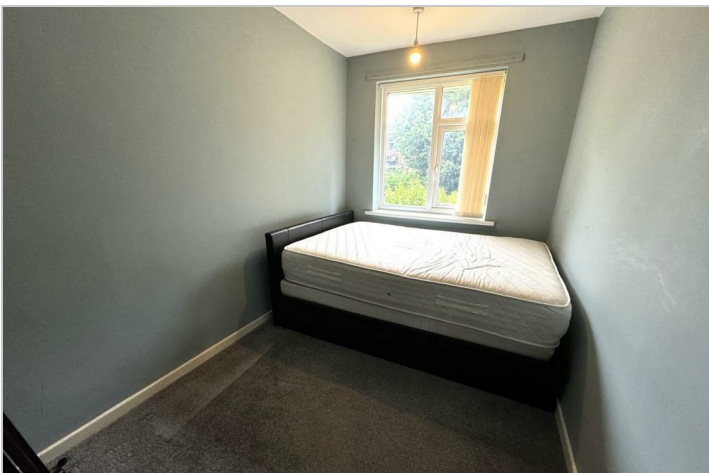
9'0" (max) - 4'6" (max) (2.74m (max) - 1.37m (max))

## Gardens

Grassed lawns, mature trees, plants, bushes, flower beds, hedges and shrubs.

**SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR BUY TO LET INVESTOR – FIRST FLOOR GARDEN APARTMENT – BALCONY – TWO DOUBLE BEDROOMS – SEPARATE KITCHEN – INDEPENDENT ENTRANCE – PRIVATE GARDENS – ROUNDHAY - NO CHAIN**

Available with no chain, this two bedroom, first floor garden apartment is an ideal opportunity for first time buyers, buy to let investors or any one looking for a great value property. Located in Roundhay, the property is located close to schools, parks, pubs, bars and transport links to name just some of the great amenities close by. There are private gardens and a balcony externally as well as ample on street parking. Internally it briefly comprises, entrance hall and stairs to the main flat on the ground floor. On the first floor, is a hallway, lounge dining room, kitchen, two bedrooms and a bathroom. Energy Rating - C



## Road Map



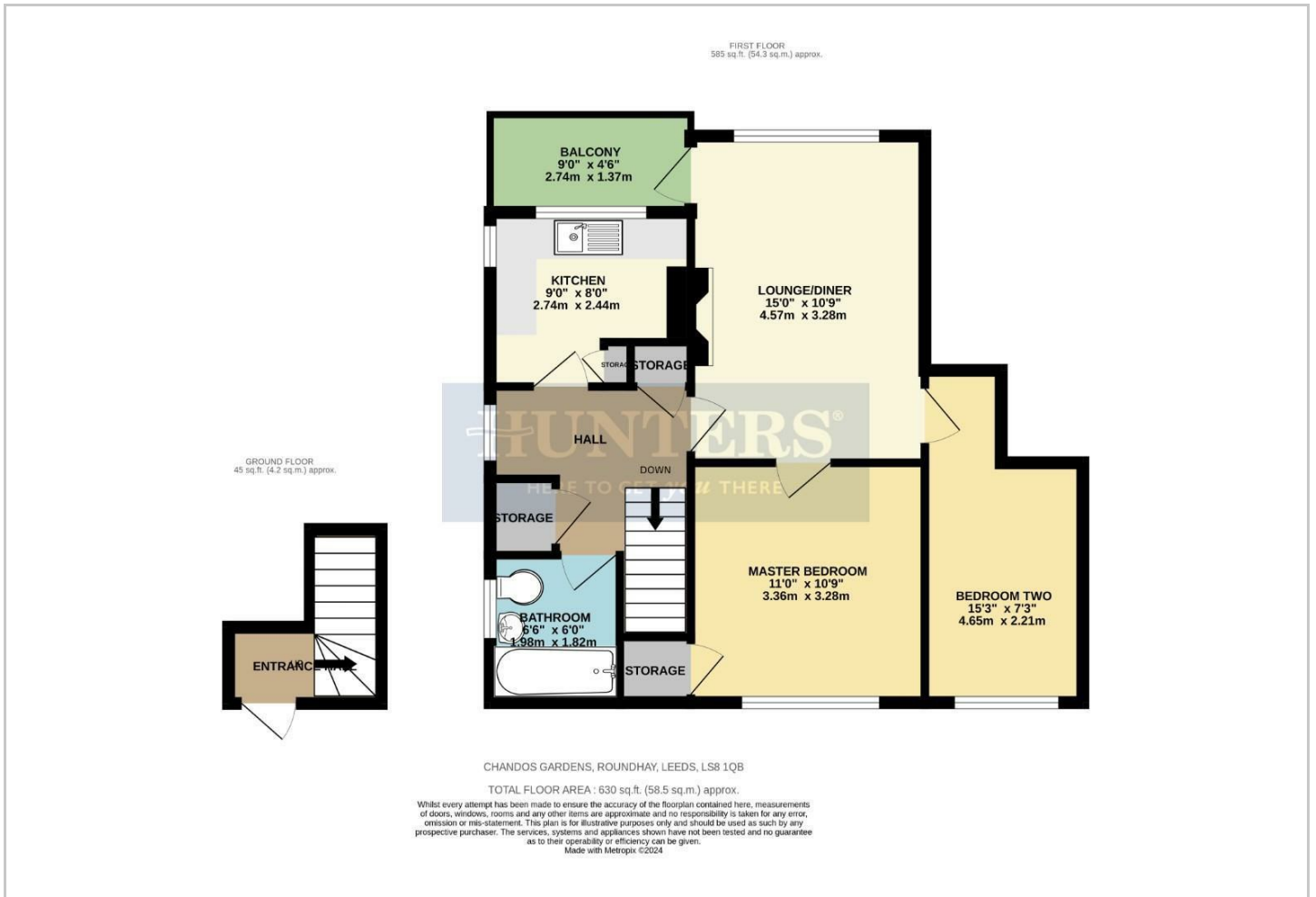
## Hybrid Map



## Terrain Map



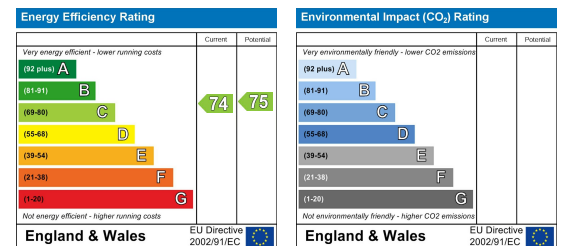
## Floor Plan



## 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.