

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Kedleston Road

Roundhay, Leeds, LS8 2BJ

Offers Over £400,000



Council Tax: C





# 52 Kedleston Road

Roundhay, Leeds, LS8 2BJ

Offers Over £400,000



## Entrance Hall

11'9" (max) - 6'9" (max) (3.58m (max) - 2.06m (max))

Radiator and stairs to the upper level.

## Lounge

13'9" (max) - 12'3" (max) (4.19m (max) - 3.73m (max))

Radiator and bay window.

## Kitchen Dining Room

19'9" (max) - 13'9" (max) (6.02m (max) - 4.19m (max))

Stainless steel sink with drainer, hob with extractor over, fan oven, tiled splash back, radiator, door to the side, double doors to the rear garden patio and a range of wall and base units.

## Store Room

3'0" (max) - 2'9" (max) (0.91m (max) - 0.84m (max))

Housing the boiler.

## Landing

7'6" (max) - 7'0" (max) (2.29m (max) - 2.13m (max))

Loft access and stairs to the lower level.

## Master Bedroom

13'9" (max) - 11'9" (max) (4.19m (max) - 3.58m (max))

Radiator.

## Bedroom Two

13'9" (max) - 11'9" (max) (4.19m (max) - 3.58m (max))

Radiator and bay window.

## Bedroom Three

7'6" (max) - 6'9" (max) (2.29m (max) - 2.06m (max))

Radiator.

## Bathroom

9'9" (max) - 7'6" (max) (2.97m (max) - 2.29m (max))

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

## Front Garden

Grassed lawns and mature hedges forming a border.

## Driveway

Resin finished with parking for several vehicles.

## Outdoor Storage

4'6" (max) - 3'0" (max) (1.37m (max) - 0.91m (max))

## Detached Garage

18'3" (max) - 9'3" (max) (5.56m (max) - 2.82m (max))

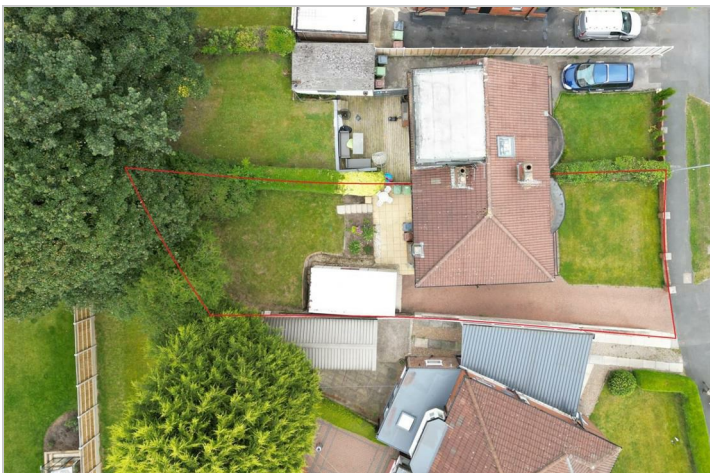
Power, lights and up and over door.

## Rear Garden

Grassed lawns, mature trees, plants, shrubs, flower beds and bushes. There is a patio to the rear of the property with stairs leading to the main garden.

**SUPERB FAMILY HOME – THREE BEDROOM SEMI-DETACHED - OPEN PLAN KITCHEN DINING ROOM - FOUR PIECE BATHROOM SUITE – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE - EXCELLENT OPPORTUNITY TO EXTEND THE PROPERTY SUBJECT TO PLANNING – ROUNDHAY - NO CHAIN**

An ideal family home, this three bedroom semi-detached has excellent potential to further extended subject to the appropriate planning consents. Located in the heart of Roundhay, the property is close to good and outstanding schools, cafes, bars, shops, restaurants, bars, pubs and Transport links as well as Roundhay Park with all it has to offer. There are gardens to the front and rear, a detached garage and driveway externally. Internally it briefly comprises; entrance hall, lounge, store room and open plan kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and four piece house bathroom. Energy Rating - C



## Road Map



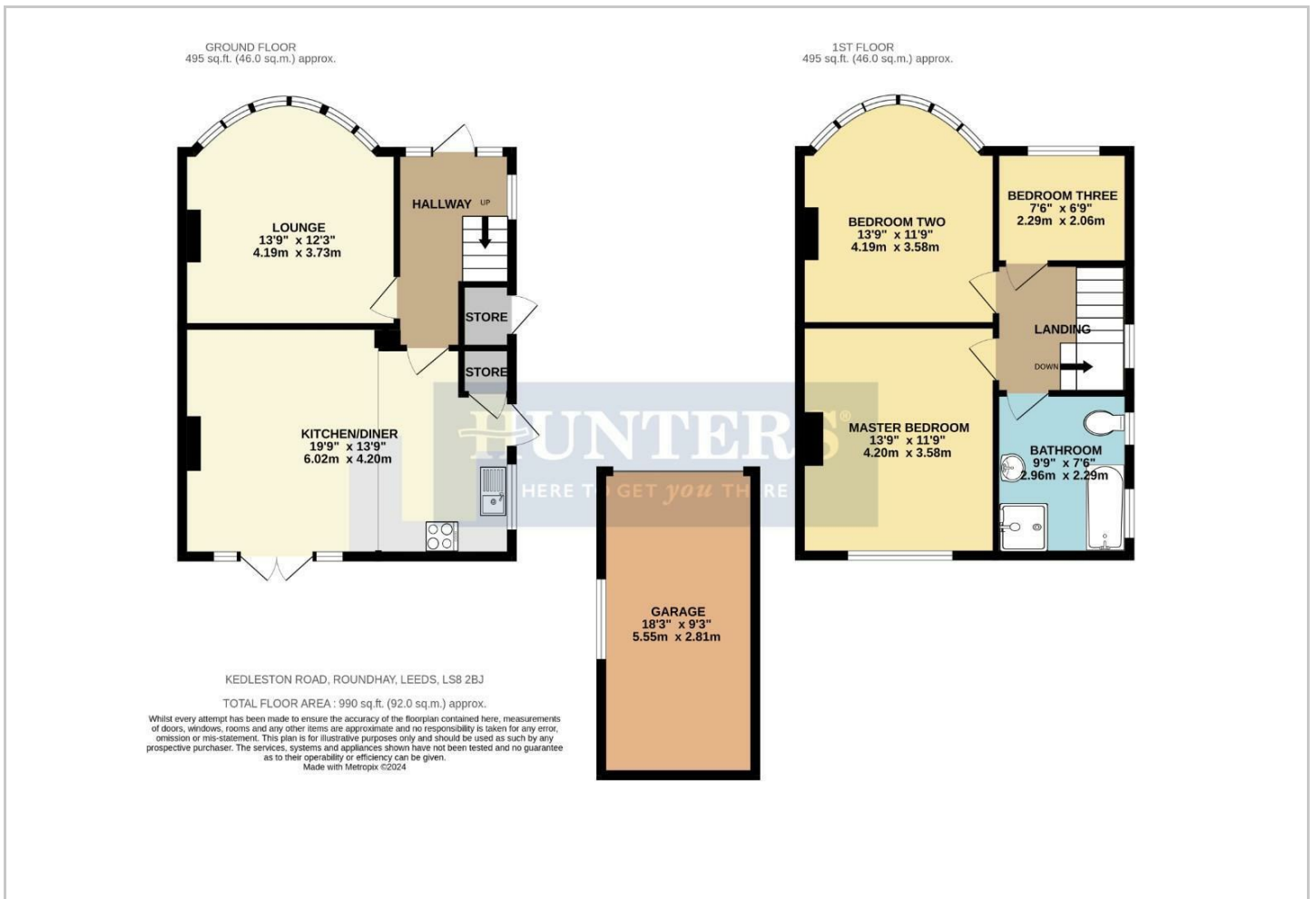
## Hybrid Map



## Terrain Map



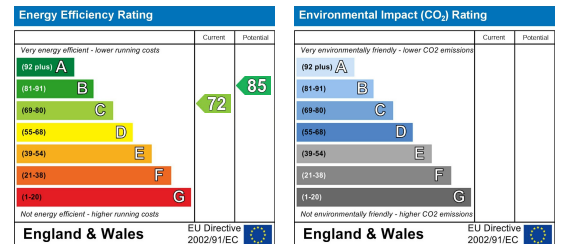
## Floor Plan



## 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.