

# HUNTERS®

HERE TO GET *you* THERE



## Roxholme Terrace

Chapel Allerton, Leeds, LS7 4JH

Offers Over £280,000



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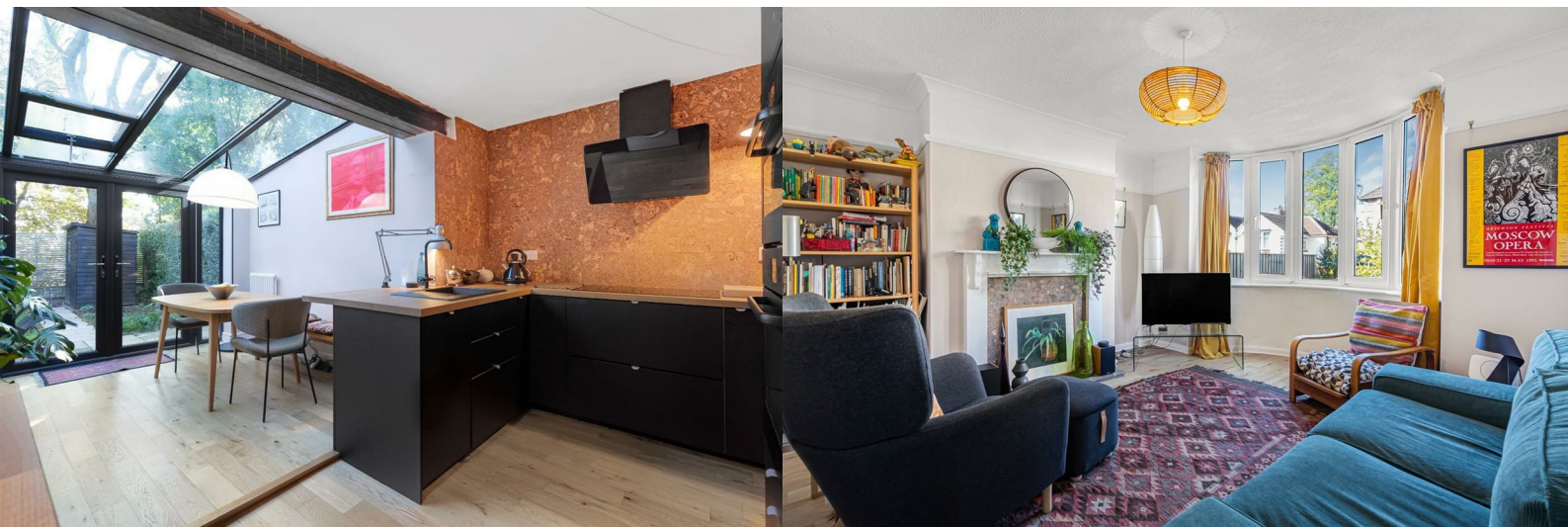


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TBC

Council Tax: B





# 32 Roxholme Terrace

Chapel Allerton, Leeds, LS7 4JH

Offers Over £280,000



## Entrance Hall

6'0" (max) - 3'0" (max) (1.83m (max) - 0.91m (max))  
Radiator, stairs to the upper level and open plan to the kitchen dining room.

## Lounge

14'0" (max) - 13'0" (max) (4.27m (max) - 3.96m (max))  
Radiator and bay window.

## Kitchen Dining Room

21'10" (max) - 13'0" (max) (6.65m (max) - 3.96m (max))  
Composite sink with drainer, fan oven, microwave, plumbing for washing machine, fridge freezer, five ring induction hob with extractor hood over, radiators, double doors to the rear gardens and a range of wall and base units.

## Landing

8'3" (max) - 7'0" (max) (2.51m (max) - 2.13m (max))  
Stairs to the lower level.

## Master Bedroom

14'0" (max) - 13'0" (max) (4.27m (max) - 3.96m (max))  
Radiator and bay window.

## Bedroom Two

11'0" (max) - 6'9" (max) (3.35m (max) - 2.06m (max))  
Radiator.

## Shower Room

6'0" (max) - 4'9" (max) (1.83m (max) - 1.45m (max))  
Tiled walls, half tiled walls, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

## Front Garden

Bushes, plants, shrubs and flower beds.

## Driveway

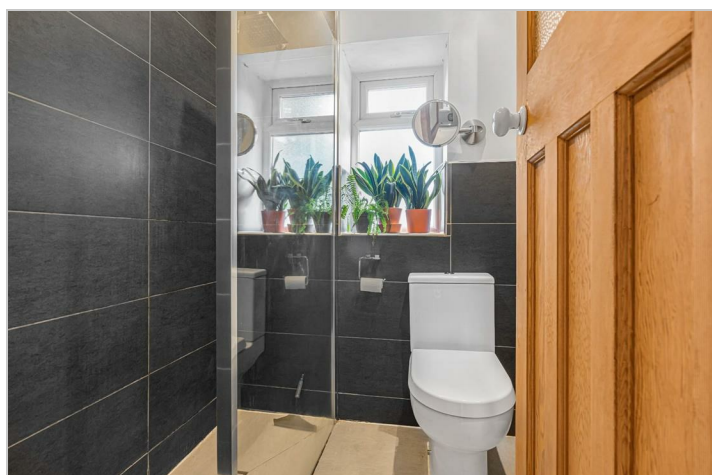
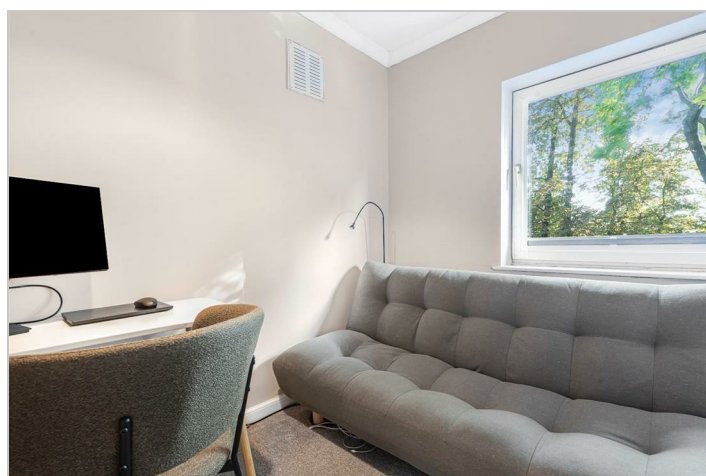
With parking for at least one vehicle.

## Rear Garden

Grassed lawns, hedges, plants, trees, shrubs, patio area and walkway to the side.

**SUPERB FIRST TIME BUYER OPPORTUNITY – IMMACULATE MOVE IN READY CONDITION – EXTENDED SEMI-DETACHED HOUSE – TWO BEDROOMS – OPEN PLAN KITCHEN DINING ROOM - GARDENS TO THE FRONT AND REAR – DRIVEWAY – CUL DE-SAC LOCATION – CHAPEL ALLERTON**

An ideal first time opportunity, this extended two bedroom semi-detached property is in immaculate move in ready condition having recently been extended to the rear and renovated. Set on a quiet cul-de-sac in Chapel Allerton, the property is close to schools, shops, bars, pubs, parks, restaurants, transport links and other great amenities nearby. There are gardens to the front and rear and a driveway, externally. Internally it briefly comprises; entrance hall, lounge and open plan kitchen dining room on the ground floor. On the first floor there are two double bedrooms, landing and shower room. Energy rating - TBC



Road Map



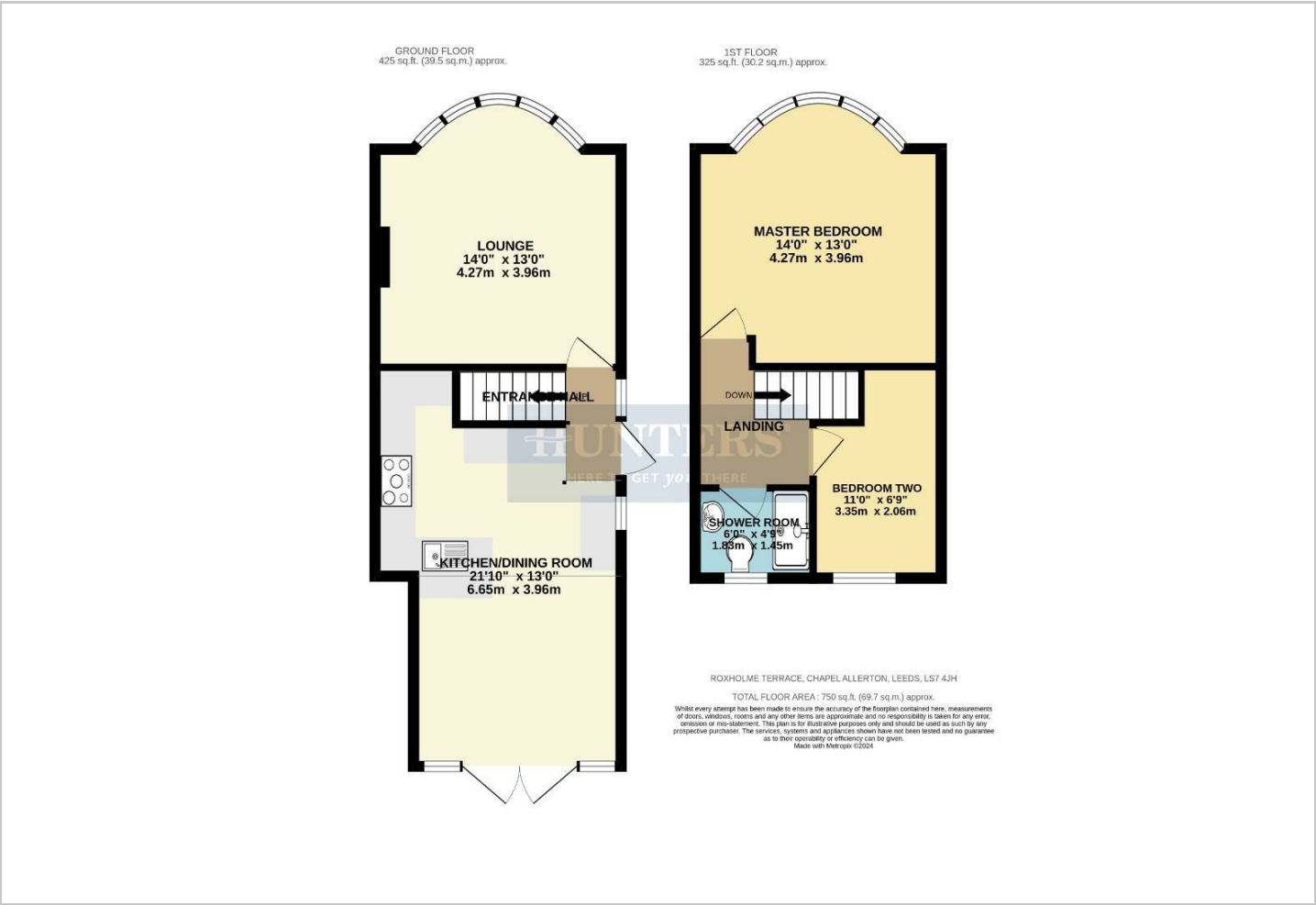
Hybrid Map



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.