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59 Denton Avenue, Roundhay, Leeds, LS8 1LE

Asking Price £595,000

Energy Rating: TBC

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SUPERB DETACHED FAMILY HOUSE - QUIET CUL-DE-SAC LOCATION – EASY DISTANCE TO ROUNDHAY HIGH SCHOOL – FOUR BEDROOMS – THREE BATHROOMS INCLUDING A DOWNSTAIRS W/C – ATTACHED DOUBLE GARAGE WITH POTENTIAL TO BE CONVERTED – DOUBLE DRIVEWAY – GARDENS TO THE FRONT AND REAR – ROUNDHAY

Nestled in one of North Leeds' most desirable areas, on an enviable plot, this four bedroom detached house is the perfect opportunity for anyone looking for that forever home. Located on a quiet cul-de-sac, in the heart of Roundhay, this property is ideal for families seeking a peaceful lifestyle, yet it has great amenities right on the doorstep. The property is close to outstanding rated schools, including Roundhay High School. Close by, there are bars, restaurants, cafes and transport links, as well as Roundhay Park with all it has to offer. There are manicured gardens to the front and rear, an attached double garage and a driveway externally. Internally, it briefly comprises; porch, entrance hall, downstairs w/c, lounge, dining room and kitchen breakfast room, on the ground floor. On the first floor, there is an ensuite master bedroom, landing, house bathroom and three further bedrooms. Energy Rating - TBC

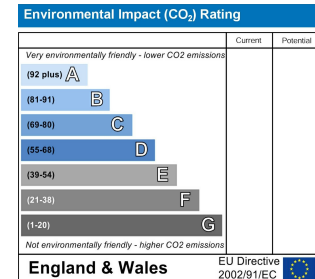
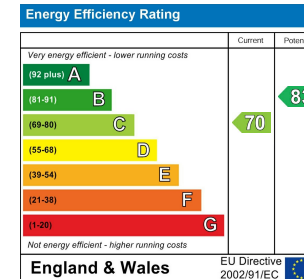
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DENTON AVENUE, ROUNDHAY, LEEDS, LS8 1LE

TOTAL FLOOR AREA : 1625 sq.ft. (151.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Porch

5'6" (max) - 4'3" (max)

Entrance Hall

12'0" (max) - 10'3" (max)

Radiator and stairs to the upper level.

Cloak Room

4'9" (max) - 3'0" (max)

Downstairs W/C

5'0" (max) - 4'3" (max)

Wash hand basin, radiator and w/c.

Lounge

20'9" (max) - 11'0" (max)

Electric fire with surround, radiator, open plan to the dining room, double doors to the rear garden and bay window.

Dining Room

12'3" (max) - 9'0" (max)

Wall lights and radiator.

Kitchen Breakfast Room

26'9" (max) - 9'0" (max)

Granite work surfaces, sink with drainer, five ring gas burner with extractor over, double fan oven, dish washer, fridge freezer, radiator, plumbing for washer and dryer, double doors to the rear garden and a range of wall and base units.

Landing

12'0" (max) - 11'0" (max)

Stairs to the lower level.

Airing Cupboard

3'3" (max) - 3'0" (max)

Housing the hot water tank.

Master Bedroom

20'9" (max) - 11'0" (max)

Built in wardrobes and radiator.

Ensuite

9'0" (max) - 4'9" (max)

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

Bedroom Two

11'0" (max) - 10'9" (max)

Radiator.

Bedroom Three

12'9" (max) - 6'0" (max)

Radiator.

Bedroom Four

8'3" (max) - 7'6" (max)

Radiator and built in wardrobes.

Bathroom

11'3" (max) - 10'6" (max)

Tiled walls, corner bath with shower over, radiator, wash hand basin and w/c.

Front Garden

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

Driveway

With parking for at least two vehicles.

Double Garage


17'0" (max) - 17'0" (max)

Two sets of up and over door, pedestrian door to the rear, integral access to main house, power and lights.

Rear Garden

Decked patio area, grassed lawns, hedges, flower beds, plants, trees, shrubs and walk way to the sides.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.









