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10 Talbot Road, Roundhay, Leeds, LS8 1AG

Asking Price: £750,000

Energy Rating: TBC

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MAGNIFICENTLY PRESENTED FAMILY HOME – WONDERFUL ORIGINAL FEATURES WITH A MODERN TWIST – DETACHED PROPERTY – FIVE BEDROOMS – TWO BATHROOMS – DOWNSTAIRS W/C – WEST FACING REAR GARDEN – SPACIOUS DRIVEWAY – CELLAR – SOLAR PANEL ARRAY

A rare opportunity in exquisite, move in ready condition, this five bedroom detached family home has all the benefits of the original feature architecture while having been modernised to a great standard. Located on Talbot Road in Roundhay, the property is close to Talbot Primary School and Allerton Grange High School among other great local amenities in the area including, shops, pubs, bars, restaurants, cafes, transport links and Roundhay park with all it has to offer. There are west facing gardens to the rear of the property, a raised patio and driveway to the exterior. Internally it briefly comprises; entrance hall, downstairs w/c, lounge, access to the basement and a fantastic open plan kitchen living dining room on the ground floor. On the first floor there are four bedrooms, landing and four piece house bathroom. On the top floor there is an ensuite master bedroom with a walk in wardrobe and landing. Energy Rating - TBC

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Entrance Hall
19'8" (max) - 14'2" (max)
Hard wood flooring, radiator, access to the cellar and grand stair case leading to the upper levels.

Downstairs W/C
4'6" (max) - 4'3" (max)
Wash hand basin, radiator and w/c.

Lounge
20'3" (max) - 14'3"(max)
Wood burner with surround, wall lights, hard wood flooring, picture rails and bay window overlooking the front of the property.

Living Kitchen Dining Room
19'3" (max) - 18'9" (max)

Kitchen Area
Under floor heating, tiled floor, composite sink with drainer, induction hob with feature extractor over, microwave oven, fan oven, integrated fridge freezer, central island with breakfast bar, dish washer, washing machine and a range of wall and base units with a glass splash back.

Living Dining Area
Double doors to rear garden patio, radiators and under floor heating.

Landing
15'1" (max) - 12'8" (max)
Radiator and stairs to all levels.

Bedroom Two
16'3" (max) - 12'3" (max)
Wall lights, radiator and window with views over the front.

Bedroom Three
18'3" (max) - 9'3"(max)
Radiator and window with views over the rear garden.

Bedroom Four
11'0" (max) - 10'0" (max)
Radiator and window with views over the rear garden.

Bedroom Five
12'6" (max) - 6'9" (max)
Radiator and window overlooking the front.

House Bathroom
10'3" (max) - 6'0" (max)
Half tiled walls, tiled floor, tiled shower cubicle with glass enclosure, tiled panel bath with shower over, wash hand basin with pedestal under, heated towel rail and w/c.

Second Floor Landing
7'1" (max) - 5'8" (max)
Wall lights and stairs to the lower levels.

Master Bedroom
19'6" (max) - 17'6" (max)
Under eves storage, built in dresser, built in wardrobes, radiator and dorma window overlooking the front.

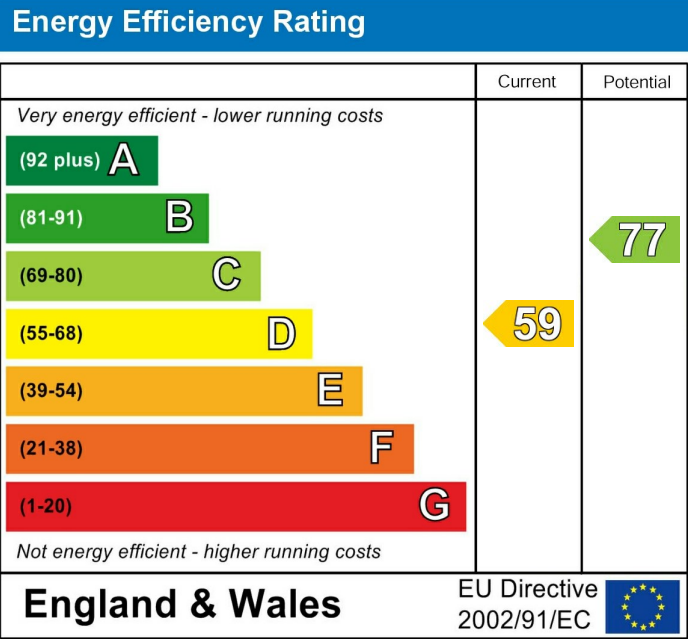
Ensuite
8'0" (max) - 6'9" (max)
Half tiled walls and tiled floor. Tiled shower cubicle with glass enclosure, heated towel rail, wash hand basin with pedestal under, velux window and w/c.

Walk in Wardrobe
10'8" (max) - 6'8" (max)
Built in shelves and hanging space.

Front Garden and Driveway
Hard standing for at least two vehicles, surrounded by mature hedges and walkway to the side.

Rear Garden

West facing. Mainly grassed lawns with mature trees, bushes, plants, flower beds and shrubs. There is a raised patio seating area from the rear of the property and a play area at the bottom of the plot.



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.







