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3 Roman Gardens, Roundhay, Leeds, LS8 2AJ

Asking Price £395,000

Energy Rating - TBC

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EXCELLENT FIRST TIME BUYER OPPORTUNITY – LOVELY FAMILY HOME – SEMI-DETACHED HOUSE – THREE BEDROOMS – FANTASTIC WEST FACING REAR GARDENS – DETACHED GARAGE – DRIVEWAY – MASSIVE POTENTIAL TO EXTEND SUBJECT TO PLANNING – FURTHER GARDENS TO THE FRONT - RIGHT IN THE HEART OF ROUNDHAY

With great potential to extend, subject to the appropriate planning consents, this three bedroom semi-detached house makes a terrific family home or first time purchase. Located right in the heart of Roundhay, an easy walk from the Shaftesbury Parade, the property is close to good and outstanding primary and secondary schools, cafes, restaurants, bars, pubs and transport links, as well as Roundhay Park with all it has to offer. There are substantial west facing gardens to the rear, a detached garage, driveway and further gardens to the front externally. Internally, it briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing and bathroom. Energy Rating - TBC

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GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



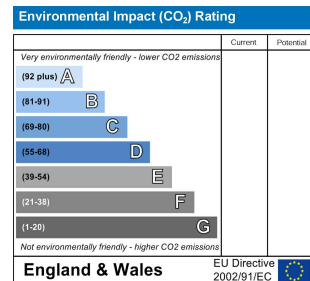
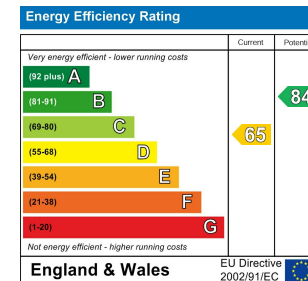
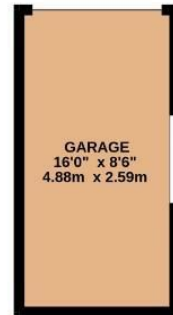
1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



ROMAN GARDENS, ROUNDHAY, LEEDS, LS8 2AJ

TOTAL FLOOR AREA: 920 sq.ft. (85.5 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.
Made with Metropix 6/2025



Entrance Hall

13'3" (max) - 6'3" (max)

Radiator stairs to the upper level and storage under the stairs also open from the kitchen.

Lounge

13'9" (max) - 13'0" (max)

Gas fire with surround, bay window and radiator.

Dining Room

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

Radiator, sliding doors to the rear garden and open plan to the kitchen.

Kitchen

14'9" (max) - 8'0" (max)

Stainless double drainer sink, five ring gas hob with extractor over, fan oven, integrated fridge freezer, built in larder cupboard, plumbing for a washing machine, door to the side and a range of wall and base units.

Landing

8'0" (max) - 6'3" (max)

Stairs to the lower level and ladder access to boarded loft.

Master Bedroom

12'3" (max) - 10'9" (max)

Radiator.

Bedroom Two

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

Radiator.

Bedroom Three

8'0" (max) - 8'0" (max)

Radiator.

Bathroom

8'6" (max) - 7'0" (max)

Half tiled walls, panel bath with shower over, wash hand basin, heated towel rail, built in storage and w/c.

Front Gardens

Walkway to the front door, plants, bushes, shrubs, flower beds and hedges.

Driveway

Resin surface with parking for at least one vehicle and gate securing the rear.

Detached Garden

16'0" (max) - 8'6" (max)

Up and over garage door, power and lights.

Rear Garden

Resin patio, graveled areas, patio areas, plants, bushes, flower beds, shrubs and trees.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.









