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8 Mayo Close, Roundhay, Leeds, LS8 2PX

Energy Rating: TBC
Asking Price £750,000

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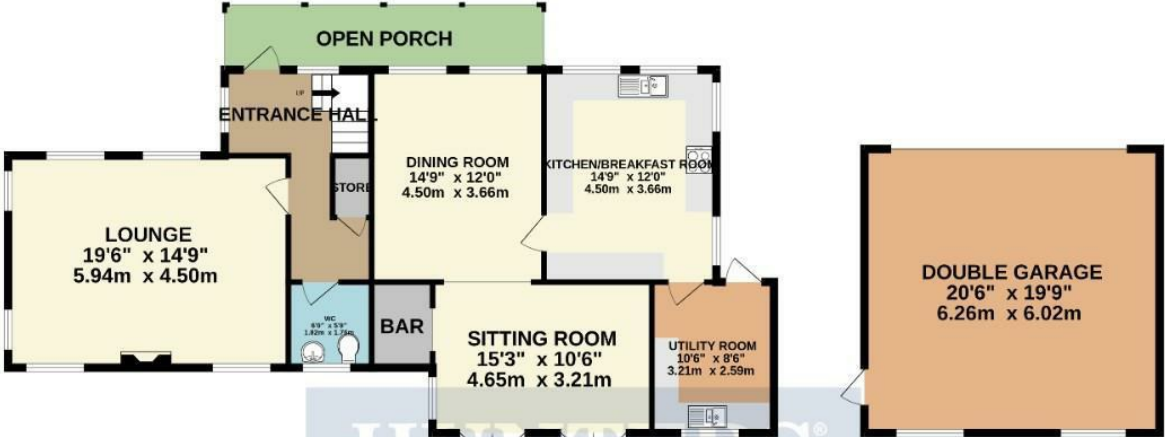
Asking Price £750,000

SUPERB EXTENDED DETACHED FAMILY HOME - FOUR DOUBLE BEDROOMS – SET IN AMAZING EXPANSIVE PLOT – HUGE POTENTIAL TO EXTENT SUBJECT TO PLANNING PERMISSION – TWO BATHROOMS – DOWNSTAIRS W/C AND UTILITY ROOM – MATURE GARDENS TO THE FRONT AND REAR – DRIVEWAY AND DETACHED DOUBLE GARAGE – CUL-DE-SAC LOCATION IN ROUNDHAY - NO CHAIN

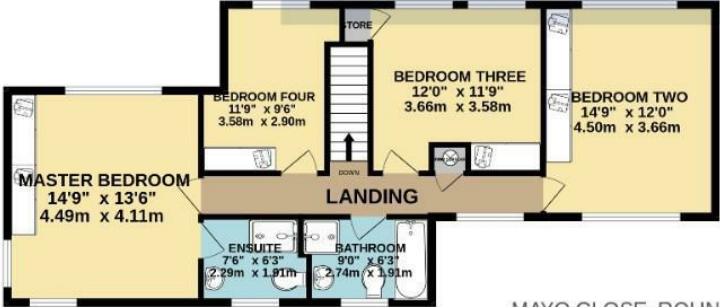
A terrific family home with enormous potential, this four bedroom, two bathroom detached house is perfect for further extended further, subject to the appropriate planning permissions. Located on a quiet cul-de-sac in the heart of Roundhay, the property is close for good and outstanding primary and secondary schools, including Roundhay School and Roundhay St John's Church of England Primary School, as well as shops, restaurants, cafes, bars, pubs, nature walks, transport links and of course Roundhay Park with all it has to offer. Set in an enviable plot, there are mature gardens to all sides, a detached double garage, driveway and open porch externally. Internally, it briefly comprises; entrance hall, under stairs storage, downstairs w/c, lounge, open plan dining room and sitting room, bar area, kitchen breakfast room and utility room on the ground floor. On the first floor, is an ensuite master bedroom suite, three further bedrooms, landing, airing cupboard and landing. Energy Rating - TBC

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GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



MAYO CLOSE, ROUNDHAY, LEEDS, LS8 2PX

TOTAL FLOOR AREA : 2020 sq.ft. (187.7 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Open Porch

23'0" (max) - 4'6" (max)

Entrance Hall

14'9" (max) - 10'3" (max)

Radiator and stairs to the upper level.

Under Stairs Storage

4'6" (max) - 2'9" (max)

Downstairs W/C

6'0" (max) - 5'9" (max)

Tiled floor, heated towel rail, wash hand basin and w/c.

Lounge

19'6" (max) - 14'9" (max)

Electric fire with surround, radiator and windows to three elevations.

Dining Room

14'9" (max) - 12'0" (max)

Radiator and open plan to sitting room.

Sitting Room

15'3" (max) - 10'6" (max)

Radiator and two sets of double doors to the rear gardens.

Bar Area

6'0" (max) - 4'3" (max)

Kitchen Breakfast Room

14'9" (max) - 12'0" (max)

Integral microwave, double bowl sink with drainer, tiled splash back, double fan oven, hob with extractor fan over, tiled floor and a range of wall and base units.

Utility Room

10'6" (max) - 8'6" (max)

Stainless steel sink with drainer, boiler, door to the side, tiled floor and a range of base units.

Landing

13'9" (max) - 12'0" (max)

Stairs to the lower level.

Airing Cupboard

3'0" (max) - 2'0" (max)

Housing the hot water tank.

Master Bedroom

14'9" (max) - 13'6" (max)

Built in wardrobes, radiator and multi aspect windows.

Ensuite

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

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

Bedroom Two

14'9" (max) - 12'0" (max)

Radiator, built in wardrobes and dual aspect windows.

Bedroom Three

12'0" (max) - 11'9" (max)

Radiator and built in wardrobes.

Bedroom Four

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

Radiator and built in wardrobes.

Bathroom

9'0" (max) - 6'3" (max)

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

Front Gardens

Grassed lawns, walkways to the front door and to each side, trees, hedges, flower beds plants and shrubs.

Driveway

With parking for several vehicles.

Detached Double Garage


20'6" (max) - 19'9" (max)

Roll up electric door, power and lights, water and pedestrian door to the rear.

Rear Garden

Mainly grassed lawns, patio areas, mature hedges flower beds, mature trees, walkways, plants and shrubs. Gate to the rear leading to further parking space accessible from North Lane.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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









