



HUNTERS®

HERE TO GET *you* THERE

32 West Park Road, Roundhay, Leeds, LS8 2HB

Energy Rating: TBC | Council Tax Band: E

Asking Price £595,000

32 West Park Road, Roundhay, Leeds, LS8 2HB

Asking Price £595,000

SUPERB FAMILY HOME - THREE BEDROOM PERIOD DETACHED HOUSE – EXCELLENT POTENTIAL TO EXTEND FURTHER SUBJECT TO PLANNING PERMISSION – ATTACHED GARAGE – GARDENS TO THE FRONT AND REAR – FULL BASEMENT – DRIVEWAY – DOWNSTAIRS W/C – ROUNDHAY – NO CHAIN

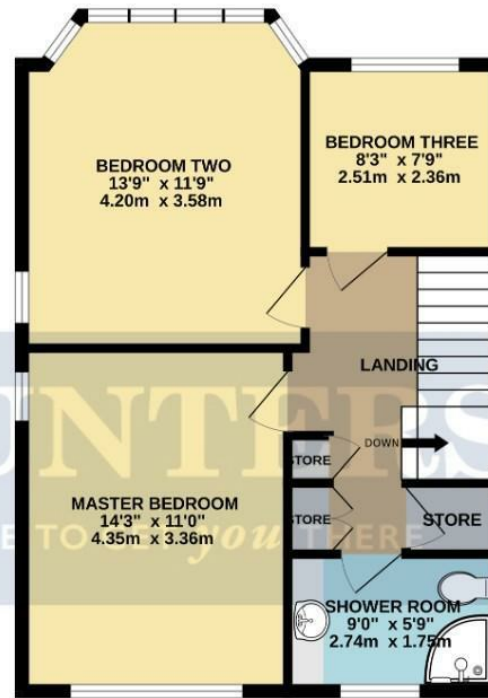
Available with no chain, this three bedroom detached family home has enormous potential to extend subject to the appropriate planning permissions. Located on a quiet street in the heart of Roundhay, the property is close to good and outstanding, primary and secondary schools, shops, playgrounds, restaurants, cafes, bars and transport links, as well as Roundhay Park and all it has to offer. There are expansive gardens to the front and rear garden, an attached garage, outdoor store room and 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 are three bedrooms, store room, landing and shower room. There is a full basement below accessible from the rear garden. Energy Rating - TBC

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com

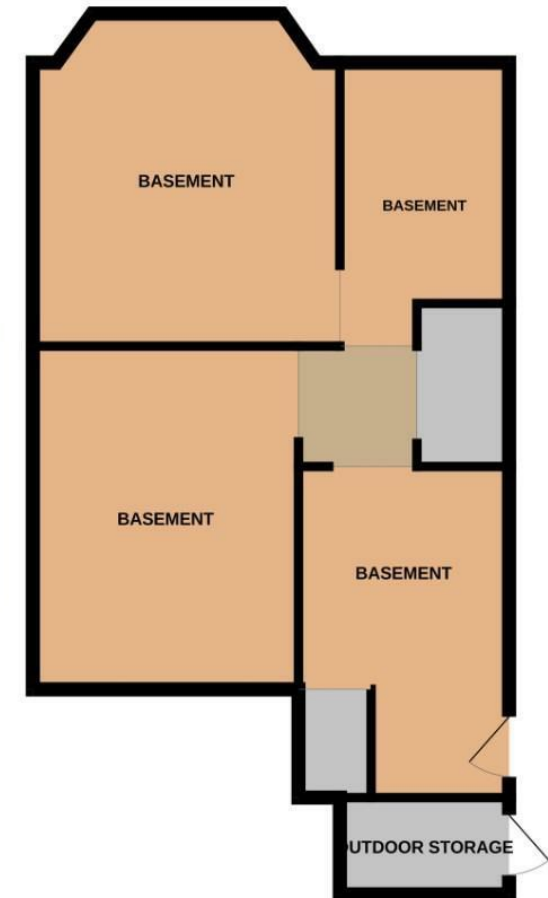
GROUND FLOOR



1ST FLOOR



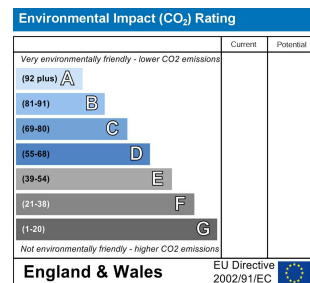
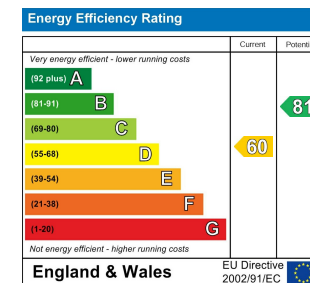
BASEMENT



WEST PARK ROAD, ROUNDHAY, LEEDS, LS8 2HB

TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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.
Made with Metropix ©2025



Porch

7'0" (max) - 3'0" (max)

Entrance Hall

16'9" (max) - 8'9" (max)

Radiator, under stairs storage and stairs to the upper level.

Downstairs W/C

5'3" (max) - 3'10" (max)

Corner wash hand basin, radiator and w/c.

Lounge

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

Gas fire with surround, wall lights, radiator, bifolding doors to the dining room and bay window.

Dining Room

14'3" (max) - 11'0" (max)

Wall lights, radiator and bifolding doors to the lounge.

Kitchen Breakfast Room

13'6" (max) - 8'9" (max)

Stainless steel sink with drainer, radiator, tiled splash back, door to the rear garden, radiator and a range of wall and base units.

Landing

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

Built in store cupboards, loft access and stairs to the lower level.

Store Room

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

Master Bedroom

14'3" (max) - 11'0" (max)

Radiator.

Bedroom Two

13'9" (max) - 11'9" (max)

Built in wardrobes, bay window and radiator.

Bedroom Three

8'3" (max) - 7'9" (max)

Radiator.

Shower Room

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

Tiled walls, wash hand basin with pedestal under, shower cubicle with glass enclosure, radiator and w/c.

Basement

Multiple rooms with varying ceiling heights, boiler and other store rooms.

Front Garden

Flower beds, plants, bushes, trees, shrubs and bushes.

Driveway

With parking for several vehicles.

Attached Garage

18'3" (max) - 9'0" (max)

Up and over garage door, pedestrian door to the rear garden, power and lights.


Outdoor Store Room

5'9" (max) - 3'0" (max)

Rear Garden

Grassed lawns, patio area, walkway to the front, flower beds, plants, shrubs and bushes.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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.









