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42 Kingswood Gardens, Roundhay, Leeds, LS8 2BH

Council Tax Band: C | Energy Rating: TBC

Offers Over £375,000

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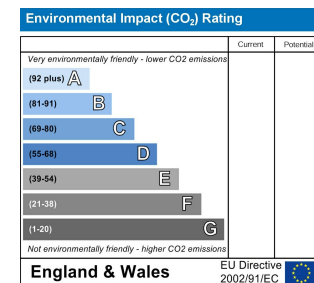
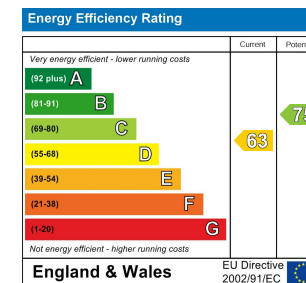
EXTENDED SEMI-DETACHED HOUSE – IN NEED OF MODERNISATION – EXCELLENT FAMILY HOME
– ENORMOUS POTENTIAL – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – GATED
DRIVEWAY – GARAGE – NO CHAIN – ROUNDHAY

A terrific opportunity for first time buyers, growing families or anyone looking for well appointed space, is this extend three bedroom semi-detached house with enormous potential. Located on the always popular Kingswood Gardens, the property is close to good and outstanding primary and secondary schools, bars, cafes, pubs, restaurants and of course Roundhay Park with all it has to offer. There are gardens to the front and rear, a gated driveway and detached garage, externally. Internally, it briefly comprises; open porch, entrance hall, downstairs w/c, lounge, dining room, conservatory and kitchen breakfast room on the ground floor. On the first floor there are three bedrooms, landing and wet room. Energy Rating - TBC

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GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.

1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



Porch
6'6" (max) - 3'0" (max)
Open to entrance hall.

Entrance Hall
15'6" (max) - 7'6" (max)
Radiator, under stairs storage and stairs to the upper level.

Downstairs W/C
4'9" (max) - 3'9" (max)
Wash hand basin and w/c.

Dining Room
15'9" (max) - 12'0" (max)
Gas fire with surround, wall lights, radiator and bay window.

Lounge
15'9" (max) - 11'0" (max)
Gas fire with surround, radiator and bay with doors into the conservatory.

Conservatory
12'3" (max) - 10'3" (max)
Double doors to the rear garden.

Landing
10'6" (max) - 7'6" (max)
Loft access and stairs to the lower level.

Master Bedroom
15'9" (max) - 11'6" (max)
Built in wardrobes, radiator and bay window.

Bedroom Two
15'9" (max) - 11'6" (max)
Built in wardrobes, radiator and bay window.

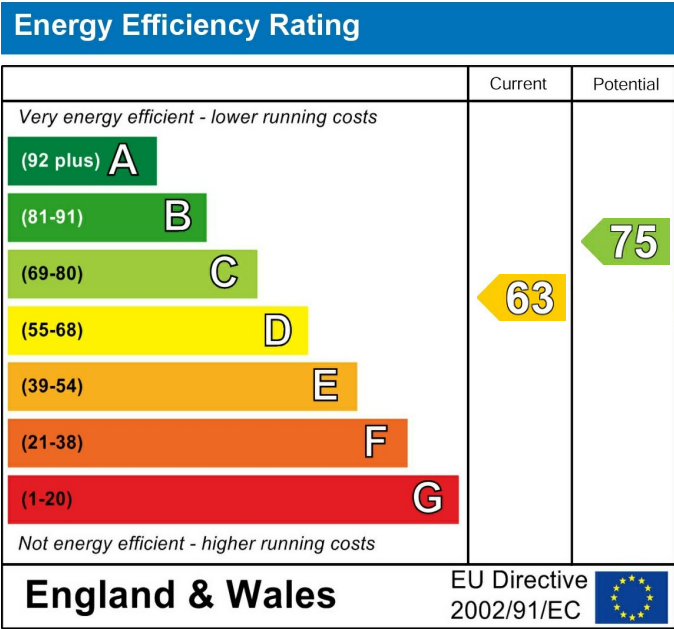
Bedroom Three
7'6" (max) - 6'6" (max)
Radiator and built in wardrobes.

Wet Room
10'0" (max) - 7'6" (max)
Shower over wet room floor, heated towel rail, wash hand basin, tiled walls and w/c.

Driveway
Gated with parking for several vehicles.

Garage
15'6" (max) - 8'6" (max)
Power and lights.

Rear Garden
Mainly grassed lawns, patio area, hedges, shrubs and bushes.



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.



