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17 West Park Drive East, Roundhay, Leeds, LS8 2EE

Energy Rating: E | Council Tax Band: E

Offers Over £500,000

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IN NEED OF MODERNISATION – ENORMOUS POTENTIAL TO EXTEND OR BUILD ADDITIONAL DWELLING SUBJECT TO PLANNING – A BRILLIANT INVESTOR OPPORTUNITY – FOUR BEDROOM SEMI-DETACHED HOUSE – GARDENS TO ALL SIDES – DETACHED DOUBLE GARAGE – IN AND OUT DRIVEWAY – ROUNDHAY – NO CHAIN

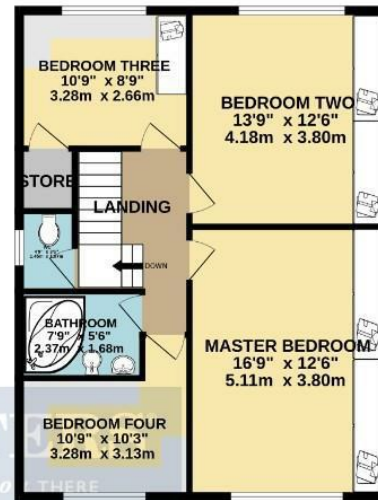
A rare opportunity, this four bedroom semi-detached house in need of modernisation, has a plot to the side ideally for an extension or to build a second dwelling subject to the appropriate planning consents. Located on the always popular West Park Drive East, the property is close to good and outstanding schools, bars, cafes, restaurants, shops, transport links and other great amenities close by including Roundhay Park with all it has to offer. There are expansive gardens to all sides, a double detached garage and an in and out driveway, externally. Internally, it briefly comprises; entrance hall, cloak room, lounge, dining room, kitchen breakfast room and store rooms on the ground floor. On the first floor there are four bedrooms, landing, separate w/c and bathroom. Energy Rating - E

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GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



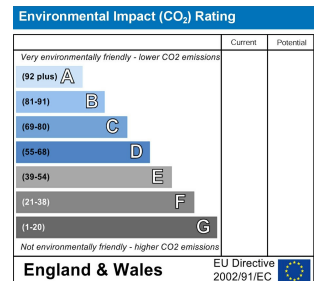
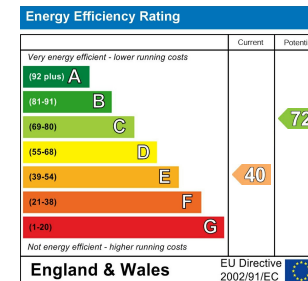
1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



WEST PARK DRIVE EAST, ROUNDHAY, LEEDS, LS8 2EE

TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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 62025



Entrance Hall

16'9" (max) - 10'9" (max)

Stairs to the upper level.

Store Room

3'6" (max) - 2'9" (max)

Housing the boiler.

Lounge

17'9" (max) - 12'6" (max)

Radiators, wall lights and bay window.

Dining Room

16'9" (max) - 12'6" (max)

Radiator and wall lights.

Kitchen Breakfast Room

16'9" (max) - 10'9" (max)

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

Store Room

4'9" (max) - 3'6" (max)

Under Stairs Storage

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

Landing

11'0" (max) - 7'0" (max)

Stairs to the lower level and access to a boarded loft via drop down ladder.

Master Bedroom

16'9" (max) - 12'6" (max)

Radiator and built in wardrobes.

Bedroom Two

13'6" (max) - 12'6" (max)

Radiator and built in wardrobes.

Bedroom Three

10'9" (max) - 8'9" (max)

Radiator and built in wardrobes.

Store Room

3'6" (max) - 3'1" (max)

Bedroom Four

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

Radiator and built in wardrobes.

Bathroom

7'9" (max) - 5'6" (max)

Corner bath with shower over, wash hand basin and bidet.

Separate W/C

4'9" (max) - 3'6" (max)

Radiator and w/c.

Detached Double Garage

22'0" (max) - 16'0" (max)

Up and over garage door.

Driveway

Gated at the front and the rear of the property.

Gardens

Grassed lawns, mature trees, plants, flower beds, shrubs and bushes.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	40	
(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.







