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22 Talbot Road, Roundhay, Leeds, LS8 1AG
Council Tax Band: C | Energy Rating: D
Asking Price £450,000

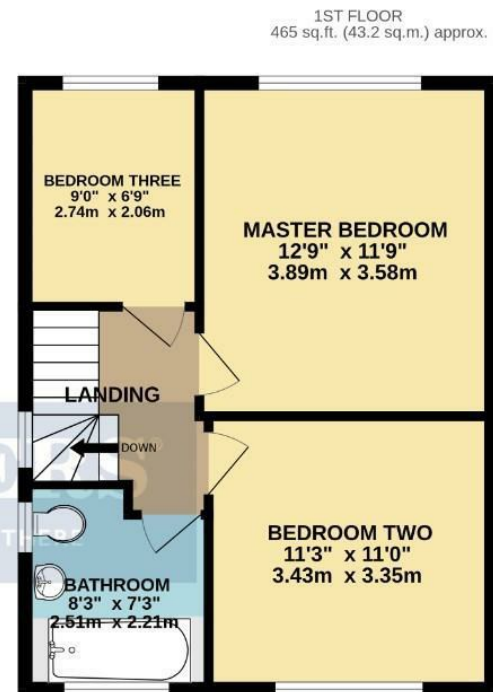
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IMMACULATE MOVE IN READY CONDITION – SEMI-DETACHED HOUSE – GREAT FAMILY HOME – THREE BEDROOMS – TWO BATHROOMS – UTILITY ROOM – GARDENS TO THE FRONT AND REAR – DRIVEWAY – EXTENDED TO THE REAR AND SIDE - ROUNDHAY

Extended to the rear and side, this three bedroom semi-detached house in superb move in ready condition ticks all the boxes for anyone looking for a family home, first time purchase or anyone looking for well appointed move in ready space. Located on Talbot Road, the property is close to good and outstanding primary and secondary schools, including Talbot Primary School and Allerton Grange High School, as well as, shops, bars, restaurants, cafes, pubs, transport links and of course Roundhay Park with all it has to offer. There are gardens to the front and rear as well a driveway externally. Internally, it briefly comprises; porch, entrance hall, shower room, lounge, open plan kitchen living dining room, store room and utility room on the ground floor. On the first floor there are three bedrooms, house bathroom and landing. Energy Rating - D

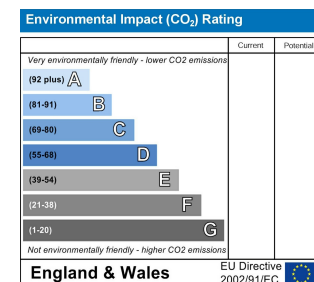
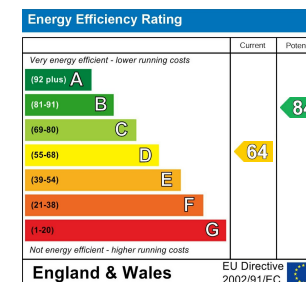
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TALBOT ROAD, ROUNDHAY, LEEDS, LS8 1AG

TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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.
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Porch
6'6" (max) - 3'3" (max)
Stain glass windows and tiled floor.

Entrance Hall
16'10" (max) - 6'6" (max)
Engineered hard wood floor, radiator and stairs to the upper level.

Store Room
4'6" (max) - 2'6" (max)
Housing the boiler.

Shower Room
7'9" (max) - 6'6" (max)
Fully tiled walls and floor, under floor heating, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated mirror, heated towel rail and w/c.

Lounge
12'9" (max) - 12'3" (max)
Engineered hard wood floor and radiator.

Kitchen Living Dining Room
23'9" (max) - 18'9" (max)

Kitchen Area
Quartz tops and splash backs with inset sink, full length integrated fridge and freezer, microwave oven combo, warming drawer, fan oven, five ring induction hob with extractor over, dish washer, engineered hard wood floor, radiator and a range of wall and base units.

Living Dining Area
Engineered hard wood floor, radiator, built in television unit and bifolding doors to the rear gardens.

Utility Room
9'0" (max) - 4'9" (max)
Quartz work surfaces with inset sink, plumbing for washer and dryer, radiator and door to the side.

Landing
8'6" (max) - 7'3" (max)
Loft access and stairs to the lower level.

Master Bedroom
12'9" (max) - 11'9" (max)
Radiator.

Bedroom Two
11'3" (max) - 11'0" (max)
Radiator.

Bedroom Three
9'0" (max) - 6'9" (max)
Radiator.

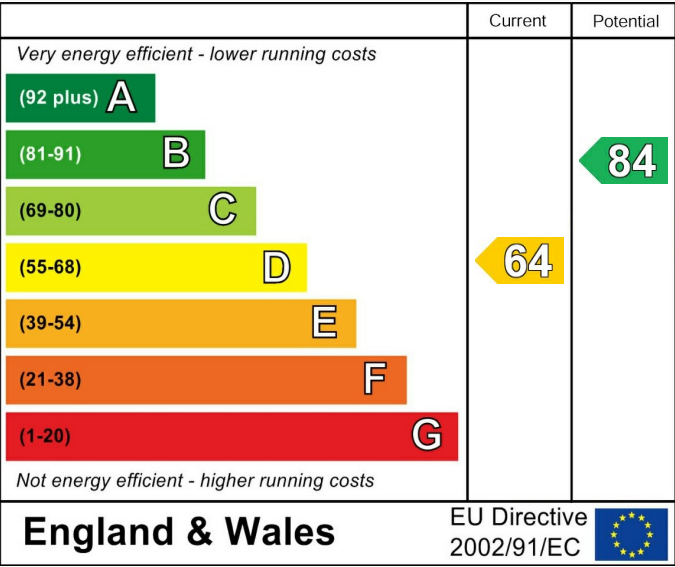
House Bathroom
8'3" (max) - 7'3" (max)
Fully tiled walls and floor, tiled panel bath with shower over, wash hand basin, heated mirror, heated towel rail and w/c.

Front Garden
Grassed lawns, bushes, plants, hedges, flower beds and a walkway to the front door.

Driveway
With parking for at least one vehicle.

Rear Garden
Paved areas interspersed with bushes, flower beds stocked with perennial plants, hedges, shrubs, summer house and patio area with a walk way to the side of the building.

Energy Efficiency Rating



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.









