

# HUNTERS®

HERE TO GET *you* THERE



## West Park Grove

Roundhay, Leeds, LS8 2DY

Asking Price £135,000



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TBC

Council Tax: A





# 76 West Park Grove

Roundhay, Leeds, LS8 2DY

Asking Price £135,000



## Entrance Hall

11'3" (max) - 8'9" (max) (3.43m (max) - 2.67m (max))

Stairs to the main level.

## Landing

8'9" (max) - 7'3" (max) (2.67m (max) - 2.21m (max))

Store room and stairs to the lower level.

## Store Room

3'6" (max) - 2'6" (max) (1.07m (max) - 0.76m (max))

## Lounge Dining Room

14'9" (max) - 11'6" (max) (4.50m (max) - 3.51m (max))

Ras fire with surround and access to the balcony.

## Balcony

8'9" (max) - 4'6" (max) (2.67m (max) - 1.37m (max))

## Kitchen

8'9" (max) - 8'0" (max) (2.67m (max) - 2.44m (max))

Stainless steel sink with drainer, tiled splash back and a range of wall and base units.

## Bedroom

11'6" (max) - 11'3" (max) (3.51m (max) - 3.43m (max))

Built in wardrobes.

## Store Room

3'0" (max) - 3'0" (max) (0.91m (max) - 0.91m (max))

## Shower Room

7'0" (max) - 5'9" (max) (2.13m (max) - 1.75m (max))

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

## Gardens

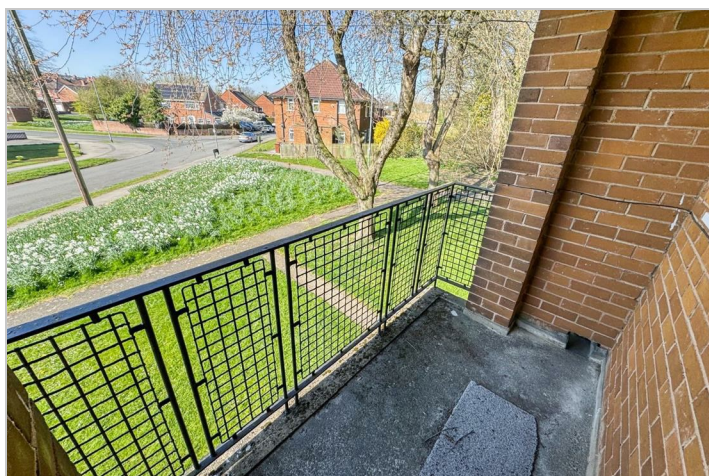
Mainly grassed lawns.

## DISCLAIMER

The vendors have not approved these brochure details.

**EXCELLENT GARDEN APARTMENT – ONE DOUBLE BEDROOM – FIRST FLOOR – BALCONY – PRIVATE GARDEN TO THE REAR – INDEPENDENT ACCESS – SEPARATE KITCHEN – IN NEED OF MODERNISATION – ROUNDHAY – NO CHAIN**

In need of some modernisation but with great potential, this one bedroom first floor garden flat is great for first time buyers, downsizers or anyone looking for great, well appointed space in a terrific area. Located in Roundhay, the property is close to shops, cafes, bars, transport links and green space including the bumps and Roundhay Park with all it has to offer. There is a balcony, store room and private garden, externally. Internally it briefly comprises; entrance hall, landing, store room, lounge dining room, kitchen, bedroom and shower room. Energy Rating - TBC





Road Map



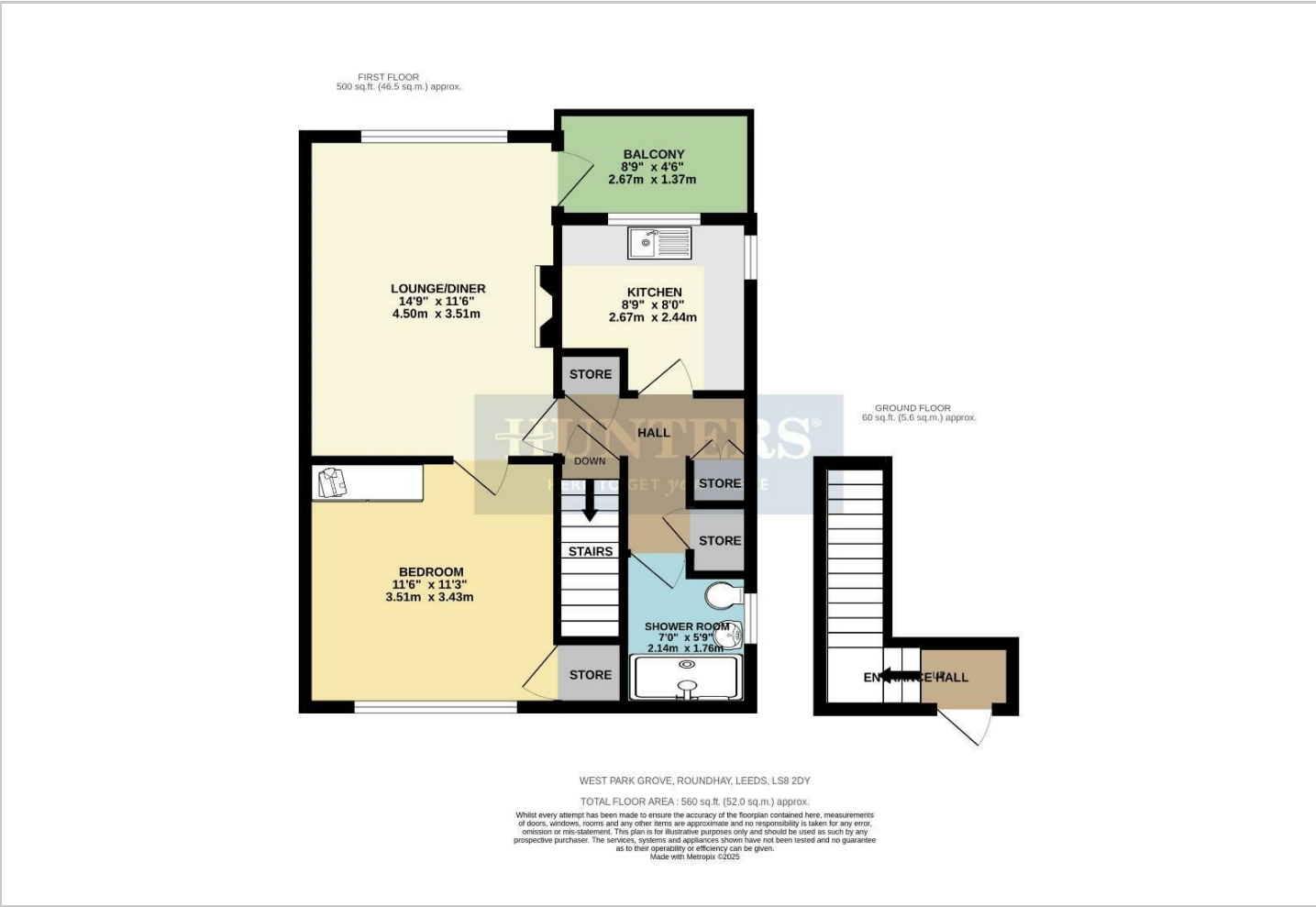
Hybrid Map



Terrain Map



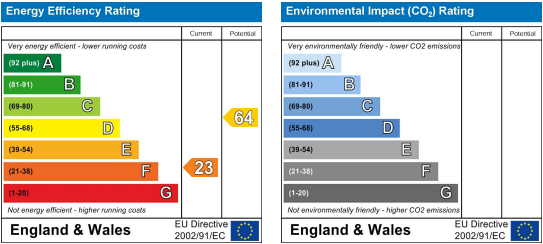
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.