

# HUNTERS®

HERE TO GET *you* THERE



## Woodville Court

Roundhay, Leeds, LS8 1JA

Asking Price £170,000



Council Tax: C



# 31 Woodville Court

Roundhay, Leeds, LS8 1JA

Asking Price £170,000



## Hallway

12'9" (max) - 12'0" (max) (3.89m (max) - 3.66m (max))  
Door entry phone.

## Store Room

4'3" (max) - 2'9" (max) (1.30m (max) - 0.84m (max))

## Airing Cupboard

3'0" (max) - 2'9" (max) (0.91m (max) - 0.84m (max))  
Housing the hot water tank.

## Lounge Dining Room

23'9" (max) - 11'0" (max) (7.24m (max) - 3.35m (max))  
Radiators and sliding door to the balcony.

## Balcony

11'0" (max) - 4'0" (max) (3.35m (max) - 1.22m (max))  
With views over the communal gardens.

## Kitchen Breakfast Room

11'9" (max) - 8'9" (max) (3.58m (max) - 2.67m (max))  
Stainless steel sink with drainer, hob with extractor over, fan oven, radiator, tiled floor, tiled splash back and a range of wall and base units.

## Master Bedroom

14'0" (max) - 9'0" (max) (4.27m (max) - 2.74m (max))  
Radiator and built in wardrobes.

## Ensuite

6'0" (max) - 4'3" (max) (1.83m (max) - 1.30m (max))  
Shower cubicle with glass enclosure, wash hand basin and w/c.

## Bedroom Two

14'6" (max) - 9'6" (max) (4.42m (max) - 2.90m (max))  
Radiator, built in wardrobes and built in dressing room.

## Bathroom

11'0" (max) - 6'3" (max) (3.35m (max) - 1.91m (max))  
Panel bath with shower over, wash hand basin, radiator, store room and w/c.

## Communal Gardens

Mature trees, plants, bushes, shrubs and flower beds.

**PUBLIC NOTICE** – The vendor has been in receipt of an offer of £166,000.00 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

**SUPERB FIRST TIME BUYER OPPORTUNITY – GREAT DOWNSIZING OPPORTUNITY – TWO DOUBLE BEDROOMS – SECOND FLOOR APARTMENT – BATHROOM AND ENSUITE SHOWER ROOM – BALCONY – COMMUNAL GARDENS - ROUNDHAY – NO CHAIN**

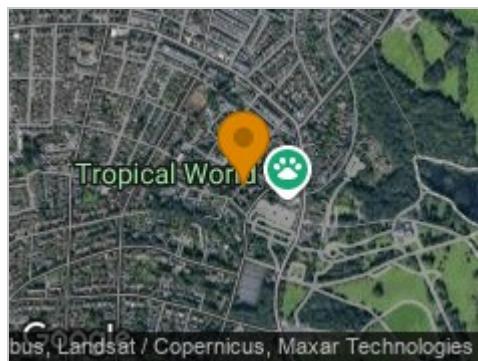
Available with no chain, this second floor two double bedroom apartment is an ideal opportunity for first time buyers, downsizers or anyone looking for a terrific flat in a great area. Located on a popular development in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, shops, cafes, bars, pubs and transport links, as well as Roundhay Park with all it has to offer. There are well maintained and landscaped communal gardens, parking and a balcony externally. Internally, it briefly comprises; hallway, store room, airing cupboard, lounge dining room, kitchen breakfast room, an ensuite master bedroom, house bathroom and a further double bedroom. Energy Rating - F



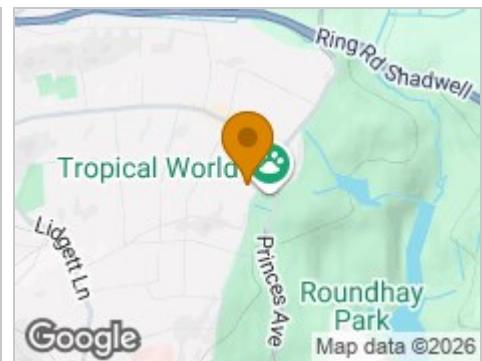
## Road Map



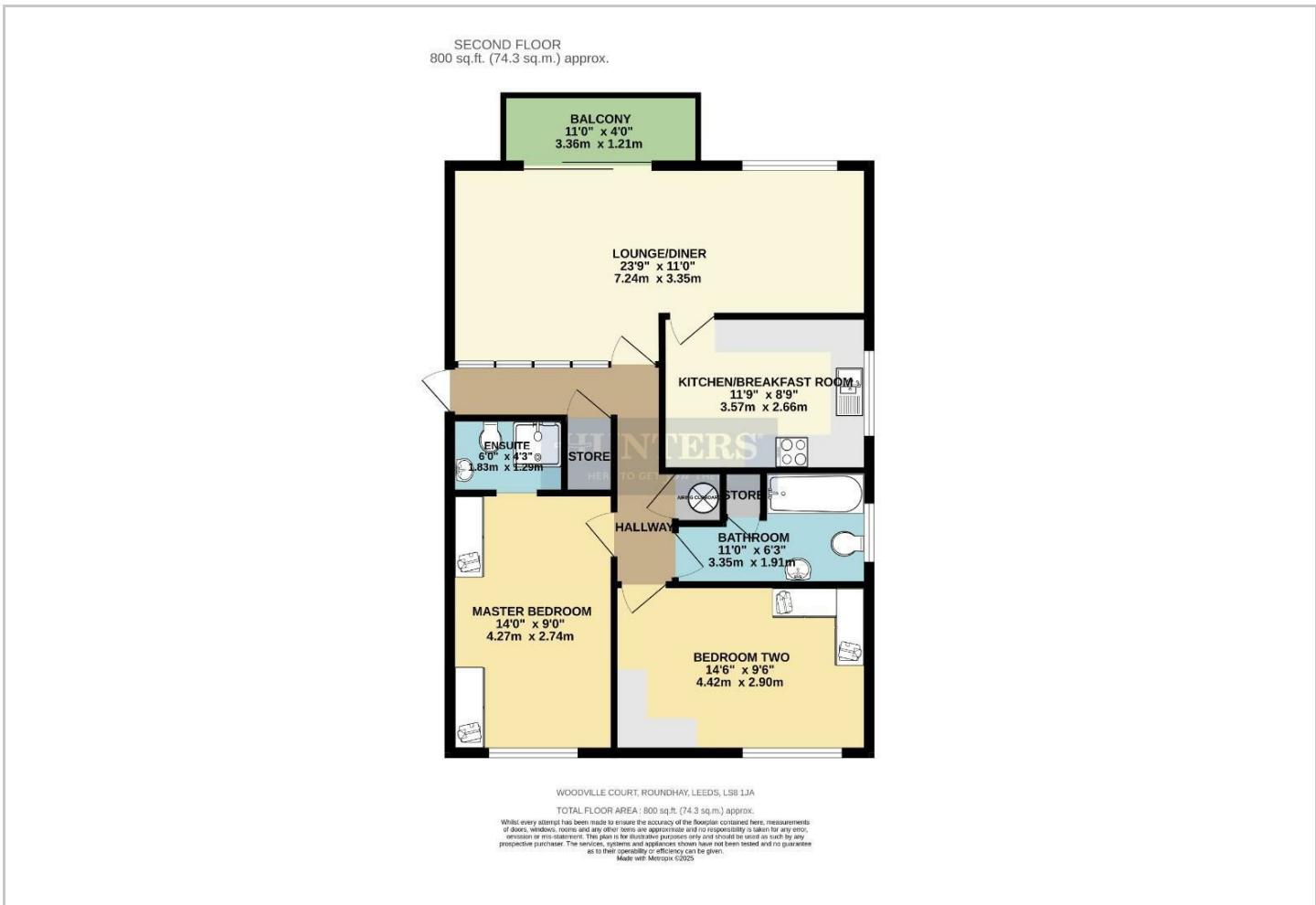
## Hybrid Map



## Terrain Map



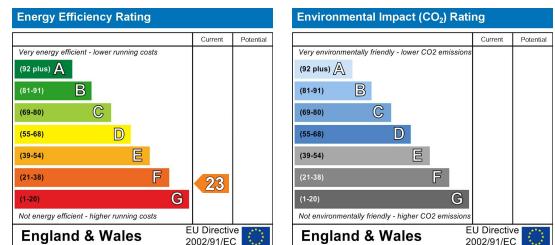
## Floor Plan



## 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.