



HUNTERS[®]
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2 Roman Drive, Roundhay, Leeds, LS8 2DR

Council Tax Band: C | Energy Rating: TBC

Asking Price £475,000

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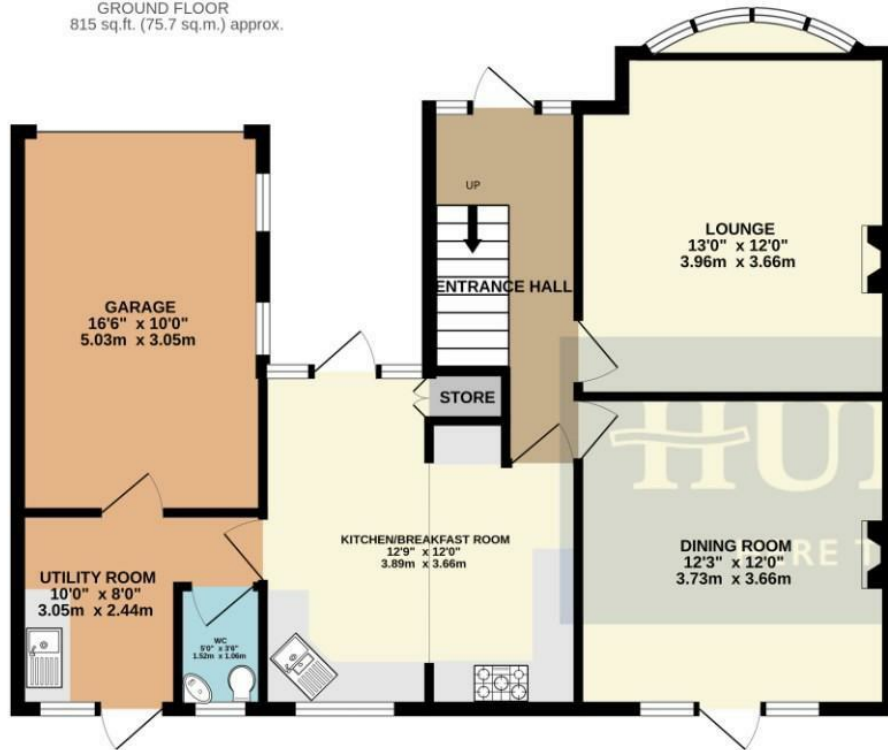
SUPERB FAMILY HOME - EXCELLENT POTENTIAL TO EXTEND FURTHER SUBJECT TO PLANNING PERMISSION - SEMI-DETACHED HOUSE - FOUR BEDROOMS - DOWNSTAIRS W/C AND UTILITY ROOM - GARDENS TO THE FRONT AND REAR - DRIVEWAY - ATTACHED GARAGE - ROUNDHAY

A superb family home, this extended four bedroom semi-detached house, has enormous potential to further extend subject to the appropriate planning permissions. Located in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, shops, bars, restaurants, cafes, pubs and transport links, as well as Roundhay Park with all it has to offer. There are gardens to the front and rear, a driveway and attached garage externally. Internally, it briefly comprises; entrance hall, lounge, dining room, kitchen breakfast room, utility room and downstairs w/c, on the ground floor. On the first floor, there are three bedroom, house bathroom and a landing. On the second floor there is a further double bedrooms and stairs to the lower level. Energy Rating - TBC

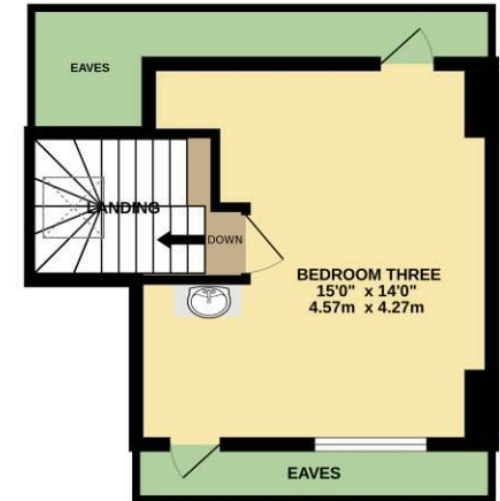
Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



ROMAN DRIVE, ROUNDHAY, LEEDS, LS8 2DR

TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		50	69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

14'6" (max) - 6'0" (max)
Radiator and stairs to the upper level.

Lounge

13'0" (max) - 12'0" (max)
Open fire with surround, radiator and bay window.

Dining Room

12'3" (max) - 12'0" (max)
Open fire, radiator and door to the rear garden patio.

Kitchen Breakfast Room

12'9" (max) - 12'0" (max)
Five ring gas burner with extractor hood over, two fan ovens, room for a microwave, corner sink inset to Corian work surfaces, tiled floor, dish washer, radiator, door to the front, Velux window and a range of wall and base units.

Utility Room

10'0" (max) - 8'0" (max)
Radiator, plumbing for a washer and dryer, door to the rear garden, stainless steel sink with drainer, tiled floor and a range of wall and base units.

Downstairs W/C

5'0" (max) - 3'6" (max)
Corner sink, tiled floor, radiator and w/c.

First Floor Landing

7'6" (max) - 7'6" (max)
Stairs to the upper and lower levels.

Master Bedroom

13'0" (max) - 11'3" (max)
Radiator and bay window.

Bedroom Two

12'3" (max) - 10'6" (max)
Built in wardrobes and radiator.

Bedroom Four/ Home Office

7'6" (max) - 7'0" (max)
Built in wardrobes, built in desks, built in shelves and radiator;.

House Bathroom

7'9" (max) - 7'6" (max)
Store room housing the boiler, under floor heating, panel bath with shower over, half tiled walls, heated towel rail, wash hand basin with pedestal under and w/c.

Second Floor

8'9" (max) - 5'0" (max)
Velux window and stairs to the lower level.

Bedroom Three

15'0" (max) - 14'0" (max)
Radiator, sink with pedestal under and access to eaves storage.

Front Gardens

Hedges, plants, trees, shrubs and flower beds.

Driveway

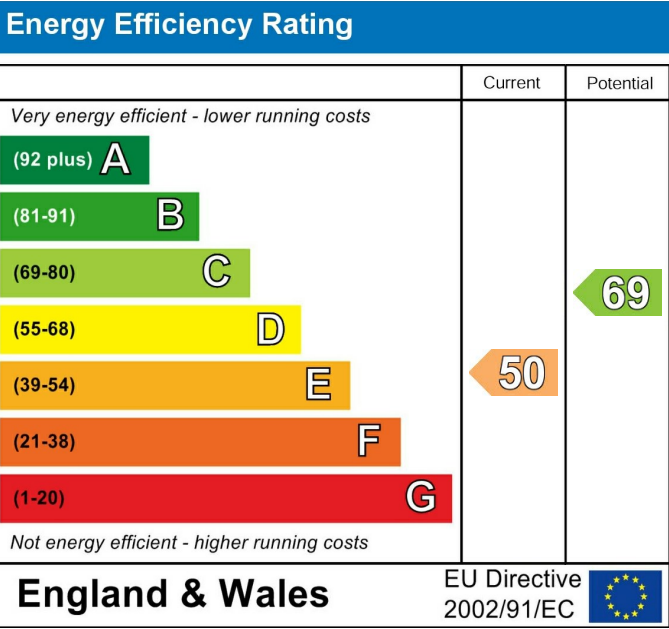
With parking for at least one vehicle.

Attached Garage

16'6" (max) - 10'0" (max)
Electric roll up garage door, power and lights.

Rear Garden

Grassed lawns, patio area, plants, trees, bushes, flower beds, shrubs and hedges.



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.

