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4 Avenue Victoria, Roundhay, Leeds, LS8 1JE

Asking Price £950,000

Energy Rating: TBC | Council Tax Band: F

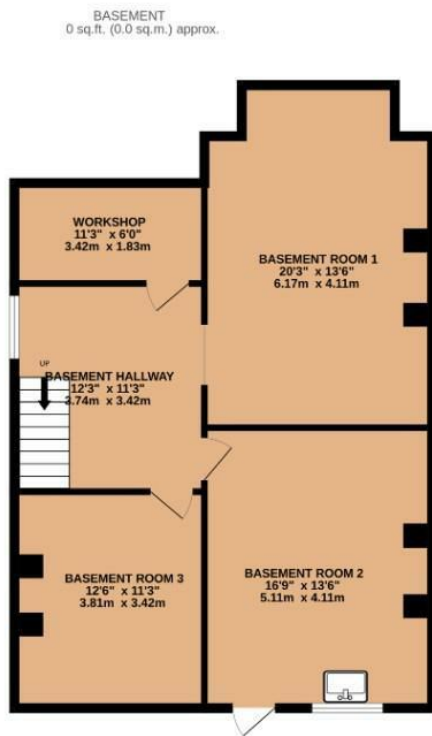
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SUPERB PERIOD PROPERTY WITH BAGS OF CHARACTER – FAMILY HOME WITH EXCELLENT ORIGINAL FEATURES – SIX BEDROOMS DETACHED HOUSE – GARDENS TO THE FRONT AND REAR – CAR PORT AND DRIVEWAY - FULL BASEMENT – ENORMOUS POTENTIAL TO EXTEND SUBJECT TO PLANNING – BATHROOM AND SHOWER ROOM WITH KITCHENETTE – CUL-DE-SAC LOCATION – ROUNDHAY

With superb potential to extend to the side or rear, subject to the appropriate planning consents, this six bedroom detached house makes a superb family home. Oozing character and original features, it boasts a wealth of original features, including ornate cornicing, high ceilings and period fireplaces. Located on a cul-de-sac in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, including Roundhay High School, as well as, cafes, shops, restaurants, pubs, bars, transport links and of course Roundhay park with all it has to offer. There are well appointed gardens to the front and rear, as well as a driveway and an approximately 30 foot long car port, externally. Internally, it briefly comprises; entrance hall, lounge, dining room, stairs to the basement and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing, four piece house bathroom and separate w/c. On the second floor, there are three further bedrooms, a landing and a shower room that is also a kitchenette. There is a full basement with several rooms. Energy Rating - TBC

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AVENUE VICTORIA, ROUNDHAY, LEEDS, LS8 1JE

TOTAL FLOOR AREA : 2310 sq.ft. (214.6 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		
	40	60
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	

Open Porch
 11'3" (max) - 3'0" (max)

Entrance Hall
 18'3" (max) - 11'3" (max)
 Exposed floorboards, radiators and stairs to the upper level.

Stairs to the Basement
 7'6" (max) - 3'0" (max)

Lounge
 20'3" (max) - 13'6" (max)
 Gas fire with surround, bay window, wall lights, radiator and gas fire with surround.

Dining Room
 16'6" (max) - 13'6" (max)
 Gas burner with surround, picture rails, radiator and built in storage.

Kitchen Breakfast Room
 12'9" (max) - 11'3" (max)
 Stainless steel sink with drainer, space for a free standing oven with an extractor hood over, radiator, door to the rear gardens and a range of wall and base units.

First Floor Landing
 13'0" (max) - 11'3" (max)
 Radiator and stairs to the upper and lower level.

Master Bedroom
 17'3" (max) - 13'6" (max)
 Built in wardrobes, radiator and sink with pedestal under.

Bedroom Two
 16'6" (max) - 13'6" (max)
 Built in wardrobes, radiator and sink with pedestal under.

Bedroom Five
 11'3" (max) - 8'6" (max)
 Radiator.

House Bathroom
 11'3" (max) - 9'0" (max)
 Half tiled walls, Panel bath, shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

Airing Cupboard
 4'6" (max) - 3'6" (max)
 Housing the hot water tank .

Separate W/C
 6'6" (max) - 3'3" (max)
 W/c.

Second Floor Landing
 11'3" (max) - 9'0" (max)
 Stairs to the lower level.

Bedroom Three
 17'3" (max) - 13'6" (max)
 Radiator and eaves storage.

Bedroom Four
 14'0" (max) - 13'6" (max)
 Radiator and sink.

Bedroom Six
 11'3" (max) - 7'6" (max)
 Radiator and built in storage.

Shower Room/ Kitchenette
 11'3" (max) - 9'9" (max)
 Shower cubicle with glass enclosure, radiator and base units with stainless steel sink inset.

Basement Landing
 12'3" (max) - 11'3" (max)
 Stairs to the upper level.

Work Shop
 11'3" (max) - 6'0" (max)
 Power and lights.

Basement Room One
 16'9" (max) - 13'6" (max)
 Butlers sink, boiler door to the rear gardens.

Basement Room Two
 20'3" (max) - 13'6" (max)
 Power and lights.

Basement Room Three
 12'6" (max) - 11'3" (max)
 Power and lights.

Front Gardens
 Grassed lawns, flower beds, plants, bushes, hedges and shrubs.

Driveway
 With parking for several vehicles.

Car Port
 30'9" (max) - 12'3" (max)
 Electrical power points.

Rear Gardens
 Grassed lawns, mature trees, bushes, shrubs, flower beds plants and hedges, Patio area and outdoor power point.

