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35 Gledhow Wood Avenue, Roundhay, Leeds, LS8 1NY

Energy Rating: E | Council Tax Band: E

Asking Price £850,000

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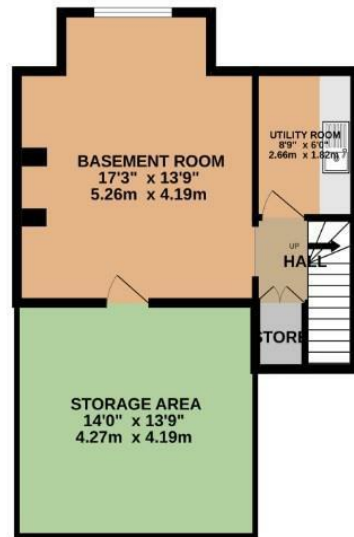
Asking Price £850,000

SUPERB PERIOD DETACHED FAMILY HOME – FIVE BEDROOMS AND TWO BATHROOMS – EXCELLENT WEST FACING REAR GARDENS – DRIVEWAY AND FRONT GARDENS - BASEMENT WITH STORE ROOMS AND A UTILITY ROOM – ENORMOUS POTENTIAL TO BE EXTENDED THE PROPERTY SUBJECT TO APPROPRIATE PLANNING PERMISSIONS – OUTBUILDINGS INCLUDING A GARAGE AND POTTING SHED – WONDERFUL ORIGINAL FEATURES – OPEN PLAN KITCHEN DINING ROOM – ROUNDHAY

Set on a larger than average plot, this five bedroom, two bathroom detached period house is an fantastic family home. With enormous potential to extend the house, subject to appropriate permissions, the property has great original features while being tastefully modernised. Located in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, including Roundhay High School and Gledhow Primary School, as well as other great amenities, such as bars, pubs, restaurants, shops, transport links, play grounds and of course Roundhay Park with all it has to offer. There are beautiful west facing gardens to the rear, a garage, potting shed, driveway and further gardens to the front, externally. Internally, it briefly comprises; entrance hall, lounge and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. On the second floor there are two bedrooms, landing and a shower room. Energy Rating - E

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BASEMENT
350 sq.ft. (32.5 sq.m.) approx.



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



GLEDHOW WOOD AVENUE, ROUNDHAY, LEEDS, LS8 1NY

TOTAL FLOOR AREA : 2200 sq.ft. (204.4 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		
		79
	51	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Entrance Hall

18'0" (max) - 7'0" (max)
Original panel walls, radiator and stairs to the upper level.

Lounge

17'3" (max) - 13'9" (max)
Bay window overlooking the front gardens, wall lights, log burning stove with surround and built in storage.

Kitchen Dining Room

22'0" (max) - 14'0" (max)

Kitchen

Fan oven, hob with extractor over, boiler, composite sink with drainer, microwave, dish washer, tiled splash back, a peninsular and a range of wall and base units.

Dining Area

Door to the rear gardens and radiators.

First Floor Landing

12'3" (max) - 7'0" (max)
Radiator and stairs to the upper and lower levels.

Master Bedroom

13'9" (max) - 13'9" (max)
Radiator.

Bedroom Two

14'0" (max) - 13'0" (max)
Radiator.

Bedroom Five

7'6" (max) - 6'0" (max)
Radiator.

House Bathroom

8'3" (max) - 7'0" (max)
Half tiled walls and tiled floor, panel bath with shower over, wash hand basin, heated towel rail, bidet, store room and w/c.

Second Floor Landing

9'0" (max) - 7'0" (max)
Radiator and stairs to the lower level.

Bedroom Three

20'3" (max) - 14'0" (max)
Duel aspect windows, radiator and built in wardrobes.

Bedroom Four

13'9" (max) - 13'0" (max)
Velux window and radiator

Shower Room

7'0" (max) - 5'0" (max)
Tiled floor, access to eaves storage. shower cubicle with glass enclosure, Velux window, wash hand basin, heated towel rail and w/c.

Basement Hallway

9'0" (max) - 6'0" (max)
Built in store room and stairs to the upper level.

Basement Room

17'3" (max) - 13'9" (max)
Radiator and access to storage area.

Utility Room

8'9" (max) - 6'0" (max)
Radiator, stainless steel sink with drainer, boiler and a range of wall and base units.

Front Garden

Gated walkway to the front door, bushes, plants, flower beds, shrubs and hedges.

Driveway

Gated with parking for several vehicles.

Garage

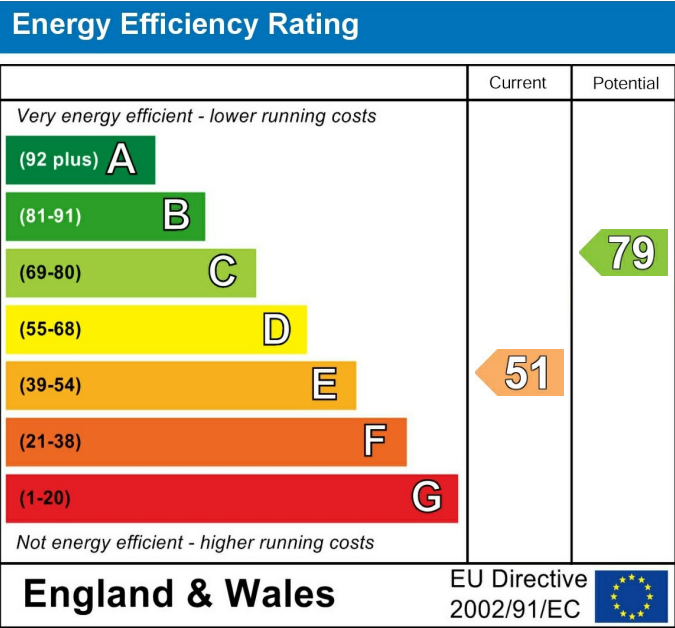
15'0" (max) - 10'3" (max)
Barn style doors, mechanics pit, power and lights.

Potting Shed

11'3" (max) - 7'9" (max)
Power, lights and butlers sink.

Rear Garden

Mainly grassed lawns, mature hedges, bushes, flowerbeds, plants, bushes, patio and trees.



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.









