

HUNTERS[®]

HERE TO GET *you* THERE



Larkhill Green

Roundhay, Leeds, LS8 1RD

Asking Price £200,000



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TBC

Council Tax: A



14 Larkhill Green

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Entrance Hall

8'3" (max) - 7'6" (max) (2.51m (max) - 2.29m (max))
Built in cloakroom and stairs to the upper level.

Lounge Dining Room

19'3" (max) - 10'6" (max) (5.87m (max) - 3.20m (max))
Duel aspect windows, radiators and fire place with surround.

Kitchen

10'6" (max) - 7'6" (max) (3.20m (max) - 2.29m (max))
Stainless steel sink with drainer, hob with extractor over, fan oven, tiled splash back, door to the side and a range of wall and base units.

Landing

6'0" (max) - 5'6" (max) (1.83m (max) - 1.68m (max))
Stairs to the lower levels.

Master Bedroom

15'3" (max) - 9'0" (max) (4.65m (max) - 2.74m (max))
Radiator and built in storage.

Store Room

4'0" (max) - 3'0" (max) (1.22m (max) - 0.91m (max))

Bedroom Two

12'3" (max) - 10'3" (max) (3.73m (max) - 3.12m (max))
Radiator and built in wardrobes.

Shower Room

5'6" (max) - 4'6" (max) (1.68m (max) - 1.37m (max))
Tiled walls, shower with glass enclosure, heated towel rail and wash hand basin with pedestal under.

Separate W/C

5'6" (max) - 3'0" (max) (1.68m (max) - 0.91m (max))
Half tiled walls and w/c.

Front Gardens

Grassed lawns, hedges, flower beds, plants and bushes.

Outdoor Store Shed

Rear Gardens

Grassed lawns, patio area, hedges, plants, bushes and shrubs.

SUPERB FIRST TIME BUYER OPPORTUNITY – SEMI-DETACHED HOUSE – TWO DOUBLE BEDROOMS – GARDENS TO THE FRONT AND REAR – OUTDOOR STORE SHED – CUL-DE-SAC LOCATION – GREAT POTENTIAL TO CREATE A LOFT BEDROOM- SEPARATE KITCHEN AND LOUNGE DINING ROOM – ROUNDHAY

In need of some modernisation but with great potential, this two bedroom semi-detached house is ideal for first time buyers, growing families and anyone looking for a great house in a great neighborhood. Located in a quiet cul-de-sac in Roundhay, the property is close to good and outstanding primary and secondary schools, parks, cafes, bars, pubs and transport links to name just some of the great amenities in the area. There are gardens to the front and rear as well as a storage shed, externally. Internally, it briefly comprises; entrance hall, lounge dining room and kitchen on the ground floor. On the first floor there are two double bedrooms, landing, shower room and separate w/c. Energy Rating - TBC



Road Map



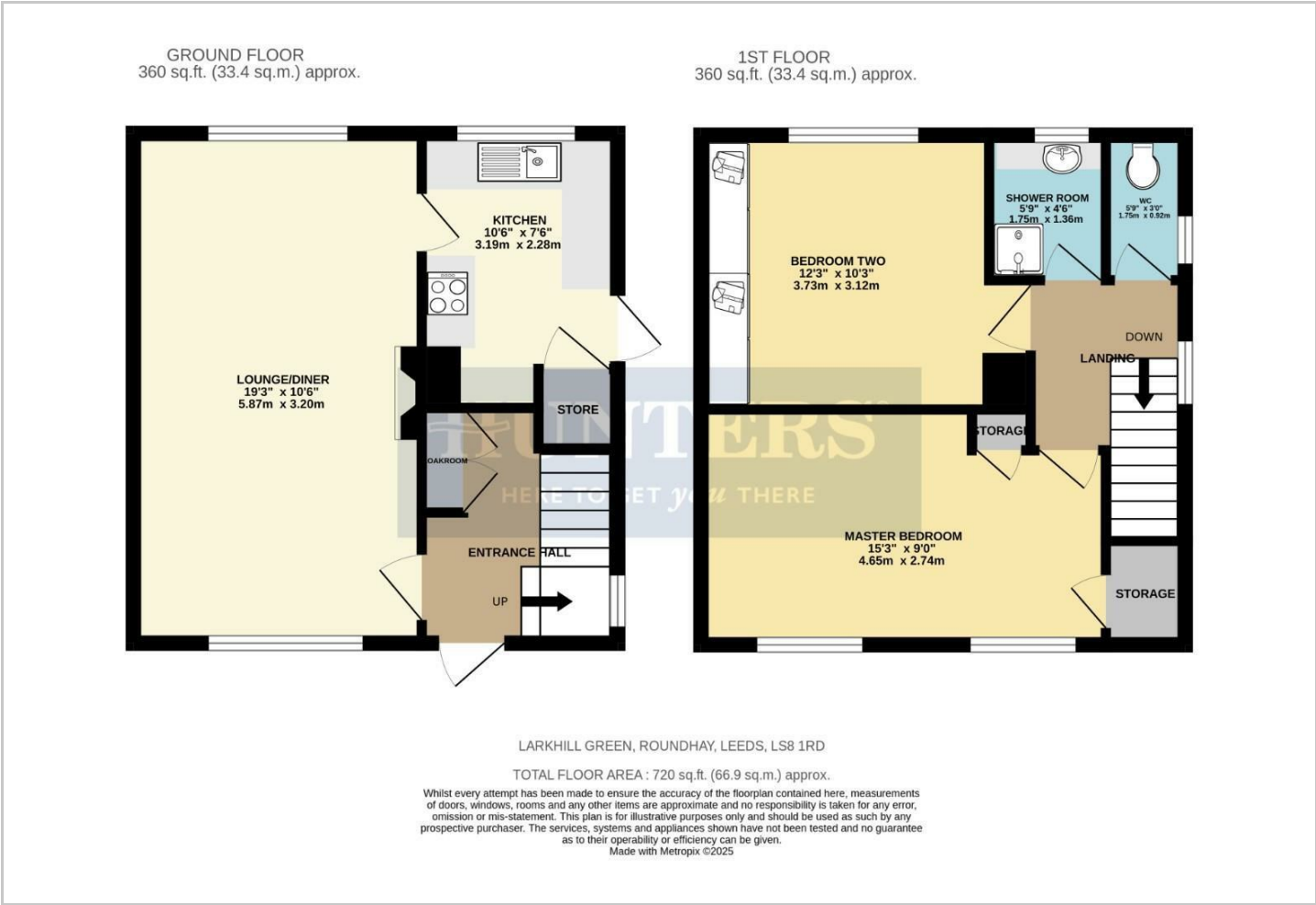
Hybrid Map



Terrain Map



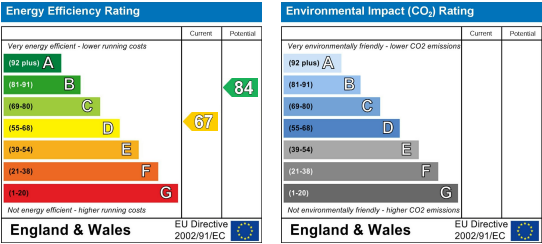
Floor Plan



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.