



HUNTERS[®]
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3 Mayo Close, Roundhay, Leeds, LS8 2PX
Energy Rating: TBC | Council Tax Band: F
Asking Price £700,000

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SUPERB FAMILY HOME – EXTENDED DETACHED HOUSE – FOUR DOUBLE BEDROOMS – DOWNSTAIRS W/C AND UTILITY ROOM – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DOUBLE ATTACHED GARAGE – MOVE IN READY CONDITION – HUGE POTENTIAL TO EXTENT SUBJECT TO PLANNING PERMISSION - CUL-DE-SAC LOCATION IN ROUNDHAY

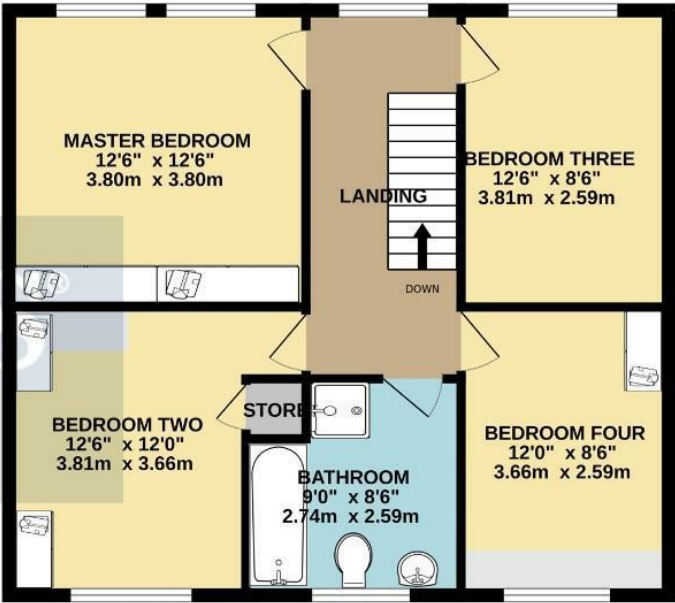
A terrific family home with enormous in move in ready condition, this four bedroom detached house is perfect to extended further, subject to the appropriate planning permissions. Located on a quiet cul-de-sac in the heart of Roundhay, the property is close for good and outstanding primary and secondary schools, including Roundhay School and Roundhay St John's Church of England Primary School, as well as shops, restaurants, cafes, bars, pubs, nature walks, transport links and of course Roundhay Park with all it has to offer. There are gardens to front and rear, an attached double garage, driveway and open porch externally. Internally, it briefly comprises; entrance hall, under stairs storage, downstairs w/c, lounge, sitting room, open plan kitchen dining room and utility room on the ground floor. On the first floor, there are four double bedrooms, landing, and four piece bathroom. Energy Rating - TBC

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GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



MAYO CLOSE, ROUNDHAY, LEEDS, LS8 2PX

TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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		
	69	79
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		

Open Porch

16'0" (max) - 4'9" (max)

Entrance Hall

15'0" (max) - 8'3" (max)

Radiator and stairs to the upper level.

Cloak Room

5'0" (max) - 3'0" (max)

Downstairs W/C

7'0" (max) - 3'0" (max)

Tiled floor, wash hand basin, heated towel rail and w/c.

Lounge

15'0" (max) - 12'0" (max)

Radiator, electric fire with surround and double doors to the kitchen dining room.

Sitting Room

12'0" (max) - 8'3" (max)

Radiator.

Kitchen Dining Room

27'6" (max) - 9'3" (max)

Stainless steel sink with drainer, five ring gas burner with extractor over, double fan oven, dish washer, tiled floor, radiator, door to the rear gardens, peninsula and a range of wall and base units.

Utility Room

6'9" (max) - 6'0" (max)

Plumbing for washing machine, tiled floor and units.

Landing

15'0" (max) - 6'3" (max)

Loft access and stair to the lower level.

Master Bedroom

12'6" (max) - 12'6" (max)

Radiator and built in wardrobes.

Bedroom Two

12'6" (max) - 12'0" (max)

Radiator, built in wardrobes and built in dresser.

Bedroom Three

12'6" (max) - 8'6" (max)

Radiator.

Bedroom Four

12'0" (max) - 8'6" (max)

Radiator, built in wardrobes and built in dresser.

House Bathroom

9'0" (max) - 8'6" (max)

Tiled floor and half tiled walls, panel bath, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

Front Gardens

Mainly grassed lawns with paved walkways to the front door.

Driveway

Parking for at least two vehicles.

Attached Double Garage

18'0" (max) - 16'9" (max)

Duel up and over garage doors, pedestrian entrance, power and lights.

Rear Gardens

Grassed lawns, flower beds, plants, bushes, shrubs and trees. There is paved patio area to the rear of the plot and a resin patio area to the rear of the house that stretches to the side into an additional seating area.

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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.



