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7 Belgravia Gardens, Roundhay, Leeds, LS8 2SW
Energy Rating: TBC | Council Tax Band: E
Asking Price £520,000

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IMMACULATE MOVE IN READY CONDITION – SUPERB FAMILY HOME – BEAUTIFUL EXTENDED TOWN HOUSE – THREE BEDROOMS PLUS BASEMENT PLAYROOM / OCCASIONAL BEDROOM – THREE BATHROOMS – UTILITY ROOM – INTEGRAL ATTACHED GARAGE AND DRIVEWAY – GARDENS TO THE REAR – OPEN PLAN KITCHEN LIVING DINING ROOM – CUL-DE-SAC LOCATION IN ROUNDHAY

Having undergone extensive renovations and received great additions, this three bedroom, three bathroom, mid-town house family home is in excellent condition and has planning permission for a loft conversion. Located on a quiet cul-de-sac in the heart of Roundhay, the property is in easy distance to good and outstanding primary and secondary schools, including Roundhay Primary and High, as well as being close to cafes, shops, restaurants, bars, pubs, and of course Roundhay Park with all it has to offer. There are gardens to the rear, communal gardens, driveway, guest parking and an integral garage, externally. Internally it briefly comprises; entrance hall, lounge and open plan kitchen dining room on the entry level. On the lower level is a landing, shower room, utility room and another bonus room in use as an occasional bedroom, playroom or office. On the top floor there is an ensuite master bedroom with a walk in wardrobe, landing, house bathroom and a further two bedrooms. Energy Rating - TBC

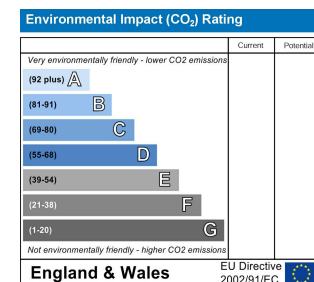
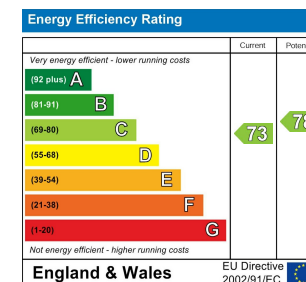
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BELGRAVIA GARDENS, ROUNDHAY, LEEDS, LS8 2SW

TOTAL FLOOR AREA : 2000 sq.ft. (185.8 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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Entrance Hall

13'0" (max) - 5'0" (max)
Built in cloakroom, radiator, stairs to the upper level and built in bench.

Lounge

22'0" (max) - 14'0" (max)
Gas fire with surround, built in storage, radiators, engineered Oak flooring, wall lights and double doors to the kitchen.

Kitchen Living Dining Room

26'0" (max) - 17'0" (max)

Kitchen Dining Area

Wet under floor heating system with porcelain tiles over, two Miele fan ovens, Miele microwave, induction hob with extractor fan over, porcelain double bowl sink with instant hot water and filtered water tap, integral dish washer, central island, breakfast cupboard and a range of hand made wall and base units with Quartz worksurfaces over and Quartz splash back.

Living Area

Wet under floor heating system, automatic Velux windows built in entertainment unit and double doors to the rear garden patio.

Stair to The Lower Level

9'0" (max) - 3'0" (max)
Stairs to the lower level and built in storage.

Lower Level Landing

19'0" (max) - 6'6" (max)
Radiator, stairs to the upper level and under stairs storage.

Store Room

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

Shower Room

9'6" (max) - 3'6" (max)
Tiled floor, tiled shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

Utility Room

11'6" (max) - 6'6" (max)
Stainless steel sink with drainer, plumbing for a washer and dryer, tiled floor, boiler, radiator and a range of wall and base units.

Occasional Bedroom / Playroom

14'9" (max) - 10'6" (max)
Radiator.

First Floor Landing

12'9" (max) - 6'6" (max)
Built in store room, radiator and stairs to the lower levels.

Master Bedroom

14'3" (max) - 12'0" (max)
Feature panel walls, bay window and radiator.

Walk In Wardrobe

10'6" (max) - 5'0" (max)
Built in storage.

Ensuite

10'6" (max) - 4'3" (max)
Burlington Baths suite, luxury vinyl tile floor, Mandarin marble stone tiled shower cubicle with rain fall shower head and glass enclosure, wash hand basin, heated towel rail and w/c.

Bedroom Two

13'6" (max) - 10'6" (max)
Built in wardrobes, loft access and radiator.

Bedroom Three

10'6" (max) - 8'0" (max)
Built in storage, built in desk and radiator.

House Bathroom

10'6" (max) - 4'9" (max)
Porcelanosa bathroom, fully tiled walls and floor, panel bath with shower over, heated towel rail, wash hand basin and w/c.

Driveway

With parking for one vehicle.

Communal Gardens and Parking

Grassed lawns, mature trees, plants, shrubs and guest parking.

Integral Garage

18'6" (max) - 10'6" (max)
Electric roll up garage door, power and lights.

Rear Gardens

Paved patio area, astro turfed lawn and walkway to the rear.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

The particulars are intended to provide a reliable description of the property but no responsibility for any inaccuracy or error can be accepted by the agent.

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.

