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9 Belgravia Gardens, Roundhay, Leeds, LS8 2SW
Energy Rating: TBC | Council Tax Band: E
Offers Over £550,000

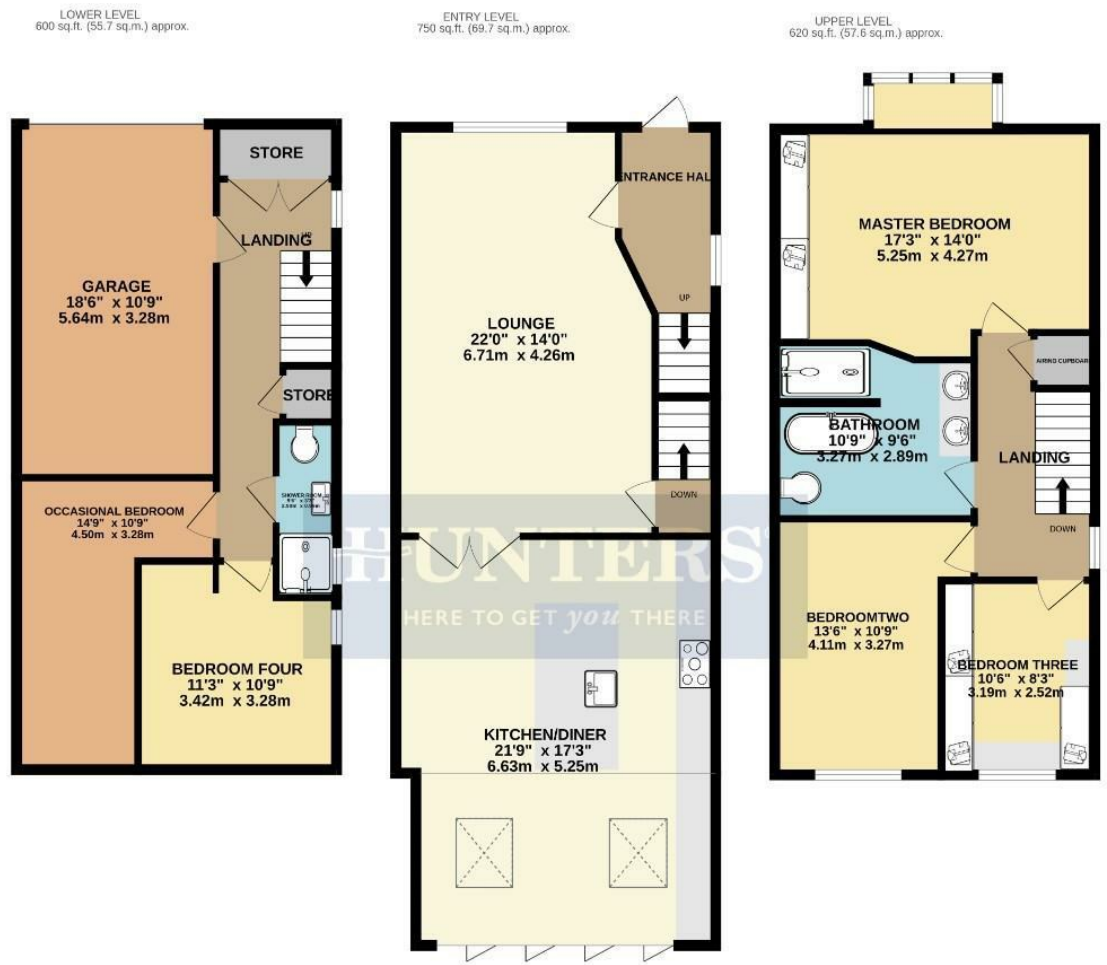
9 Belgravia Gardens, Roundhay, Leeds, LS8 2SW

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BEAUTIFULLY RENOVATED FROM TOP TO BOTTOM - IMMACULATE MOVE IN READY CONDITION - EXTENDED FAMILY HOME - FOUR BEDROOM END TOWN HOUSE - BASEMENT PLAYROOM / OCCASIONAL BEDROOM - TWO BATHROOMS - INTEGRAL ATTACHED GARAGE AND DRIVEWAY - GARDENS TO THE REAR - OPEN PLAN KITCHEN LIVING DINING ROOM - CUL-DE-SAC LOCATION IN ROUNDHAY

A terrific extended family home, this four bedroom end town house has been renovated to a high standard from top to bottom, with high quality kitchen, flooring, bathrooms and other fixtures and fittings. Located in the heart of Roundhay and set in a quiet cul-de-sac, the property is close 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, bedroom and another bonus room in use as an occasional bedroom, playroom or office. On the top floor are three bedrooms, four piece house bathroom and landing. Energy Rating - TBC

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BELGRAVIA GARDENS, ROUNDHAY, LEEDS, LS8 2SW

TOTAL FLOOR AREA : 1970 sq.ft. (183.0 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		
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

Entrance Hall

15'0" (max) - 5'0" (max)

Hardwood flooring, radiator and stairs to the upper level.

Lounge

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

Feature fire place with surround, radiators and hard wood flooring.

Kitchen Dining Room

21'9" (max) - 17'3" (max)

Tiled floor and under heated, central island with granite tops, brick tile sidings, inset butler style sink, integrated washing machine, dishwasher and breakfast bar. Five ring induction hob with extractor fan over, full length integral fridge and full length integral freezer, two fan ovens, bifolding doors to the rear gardens, Velux windows, radiator and a range of wall and base units.

Stairs to the Lower Level

6'9" (max) - 3'0" (max)

Stairs to the lower level and side window.

Lower Level Landing

19'0" (max) - 6'6" (max)

Radiator, stairs to the the upper levels and under stairs storage.

Store Room

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

Shower Room

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

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

Bedroom Four

11'3" (max) - 11'9" (max)

Radiator.

Occasional Bedroom / Play Room

14'9" (max) - 10'9" (max)

Radiator.

Upper Level Landing

12'9" (max) - 6'6" (max)

Stairs to the lower level and airing cupboard housing the hot water tank.

Master Bedroom

17'3" (max) - 14'0" (max)

Radiator, bay window, hard wood flooring and built in wardrobes.

Bedroom Two

13'6" (max) - 10'9" (max)

Radiator, hard wood floor and loft access.

Bedroom Three

10'6" (max) - 8'3" (max)

Hard wood floor, built in wardrobes and dressing table.

House Bathroom

10'9" (max) - 9'6" (max)

Tiled floor, under heated, half tiled walls, built in shower cubicles with electric vanity screen, free standing roll top bath, heated towel rail, w/c and a built in pedestal with his and hers sinks.

Driveway

With parking for two vehicles.

Communal Gardens and Parking

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

Integral Garage

18'6" (max) - 10'6" (max)

Electric garage door, power, lights and boiler.

Rear Garden

Mainly paved areas with walkway to the side, built in outdoor kitchen and fences forming a boundary.

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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.









