

# HUNTERS®

HERE TO GET *you* THERE



## Kedleston Road

Roundhay, Leeds, LS8 2BU

Asking Price £535,000

 4  2  2  TBC

Council Tax: F



# 25 Kedleston Road

Roundhay, Leeds, LS8 2BU

Asking Price £535,000



## Porch

7'6" (max) - 3'0" (max) (2.29m (max) - 0.91m (max))  
Tiled floor.

## Entrance Hall

14'9" (max) - 7'3" (max) (4.50m (max) - 2.21m (max))  
Radiator, storage under the stairs and stairs to the upper level.

## Lounge

14'6" (max) - 12'3" (max) (4.42m (max) - 3.73m (max))  
Wood burning stove with surround, radiator and bay window.

## Living Kitchen Dining Room

22'9" (max) - 19'0" (max) (6.93m (max) - 5.79m (max))

## Kitchen Area

Inset sink to Corian work surfaces, extractor hood over space for range style cooker, central island with dishwasher and breakfast bar and a range of wall and base units.

## Living Dining Area

Wet under floor heating system through out, remote controlled Velux windows, bar area and bifolding doors to the rear garden patio.

## Utility Room

19'7" (max) - 4'9" (max) (5.97m (max) - 1.45m (max))  
Wet under floor heating system, built in storage housing the boiler, stainless steel sink with drainer and a range of wall and base units.

## Downstairs W/C

5'6" (max) - 4'9" (max) (1.68m (max) - 1.45m (max))  
Wet under floor heating system, corner wash hand basin and w/c.

## First Floor Landing

7'3" (max) - 7'3" (max) (2.21m (max) - 2.21m (max))  
Stairs to the upper and lower levels.

## Bedroom Two

13'9" (max) - 12'3" (max) (4.19m (max) - 3.73m (max))  
Radiator and built in wardrobes.

## Bedroom Three

14'6" (max) - 12'3" (max) (4.42m (max) - 3.73m (max))  
Bay window, radiator and built in wardrobes.

## Bedroom Four

7'3" (max) - 6'9" (max) (2.21m (max) - 2.06m (max))  
Radiator.

## House Bathroom

9'10" (max) - 7'3" (max) (3.00m (max) - 2.21m (max))  
Fully tiled walls and floor, modern roll top style bath, wash hand basin with pedestal under, shower cubicle with glass enclosure, heated towel rail and w/c.

## Second Floor Landing

7'0" (max) - 6'6" (max) (2.13m (max) - 1.98m (max))  
Stairs to the lower level.

## Master Bedroom

16'1" (max) - 15'0" (max) (4.90m (max) - 4.57m (max))  
Radiator and access to ample eaves storage.

## Ensuite

10'9" (max) - 5'3" (max) (3.28m (max) - 1.60m (max))  
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

## Front Garden

Small flower bed, plants and shrubs.

## Driveway

With parking for several vehicles.

## Rear Garden

South facing. Grassed lawns, mature trees, bushes, plants, flower beds, hedges, shrubs and a patio to the rear of the property.

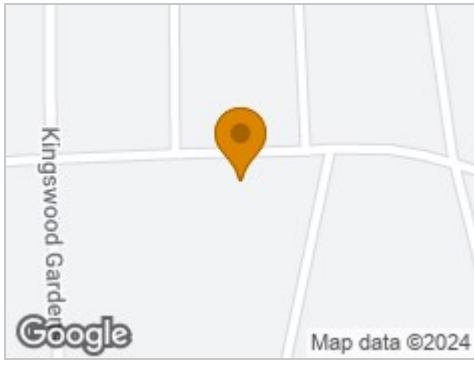
Tel: 0113 268 0242

**EXQUISITE FAMILY HOME – SUPERB FOUR BEDROOM SEMI-DETACHED HOUSE – 400 SQFT PLUS OPEN PLAN KITCHEN LIVING DINING ROOM – TWO BATHROOMS – UTILITY ROOM – DOWNSTAIRS W/C – SOUTH FACING REAR GARDEN – DRIVEWAY WITH AMPLE PARKING – FURTHER GARDENS TO THE FRONT – ROUNDHAY**

Immaculately presented, this four bedroom semi-detached house is in fabulous move in ready condition and ticks all the boxes for growing families. Located in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, cafes, shops, bars, pubs, restaurants and transport links as well as Roundhay Park with all it has to offer, to name just some of the great amenities close by. There are south facing gardens to the rear, driveway and further gardens to the front, externally. Internally, it briefly comprises; porch, entrance hall, lounge, open plan kitchen living dining room, utility room and downstairs w/c on the ground floor. On the first floor there are three bedrooms, landing and four piece house bathroom. On the second floor is an ensuite master bedroom, landing and under eaves storage. Energy Rating - TBC



## Road Map



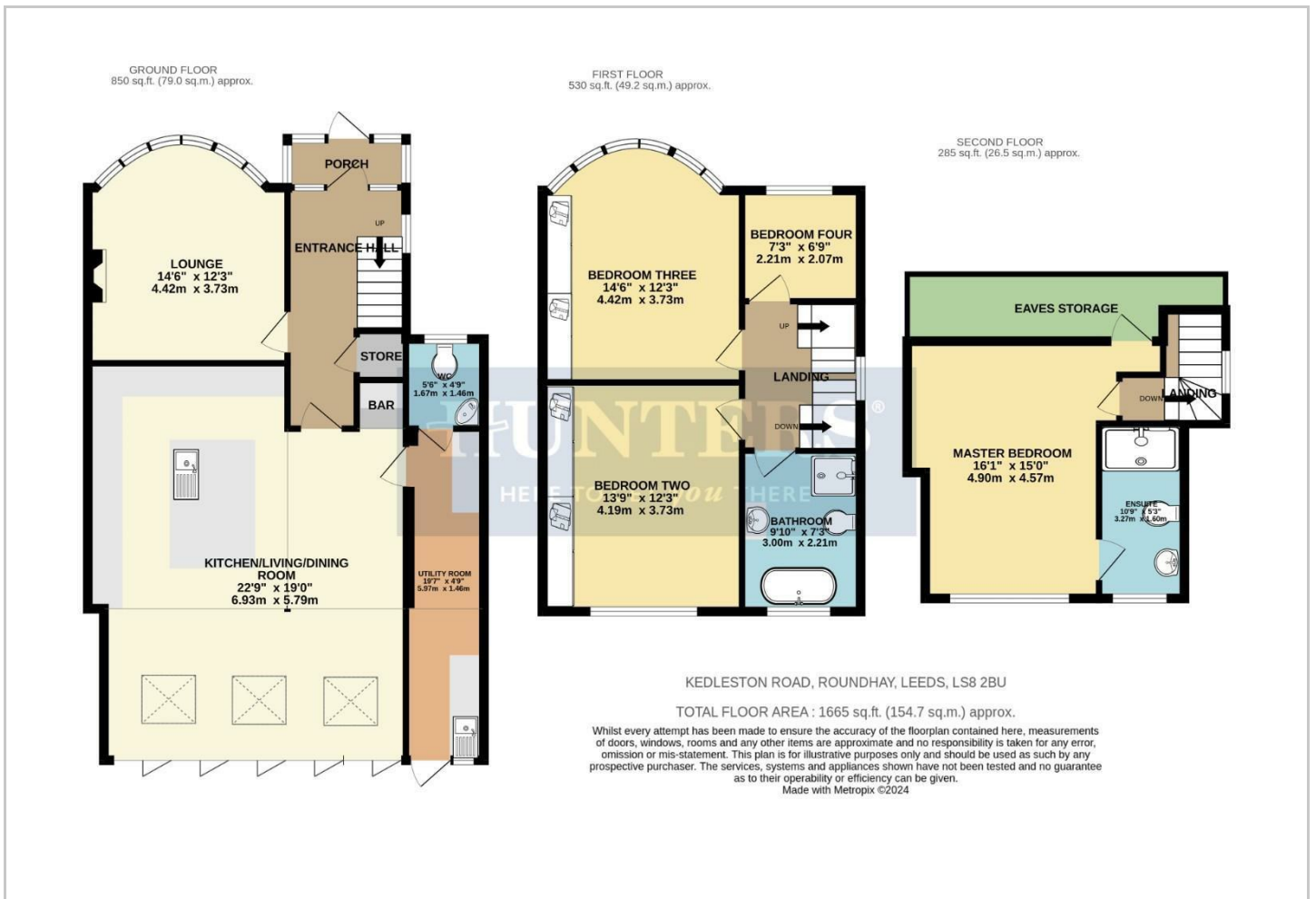
## Hybrid Map



## Terrain Map



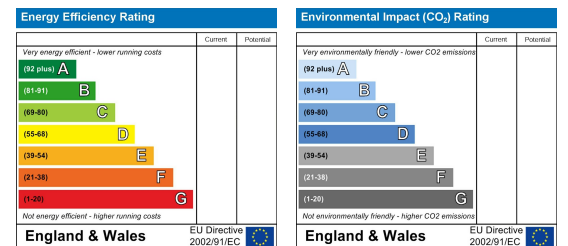
## Floor Plan



## 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.