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7 Talbot Fold, Roundhay, Leeds, LS8 1LU
Energy Rating: C
Offers Over £550,000

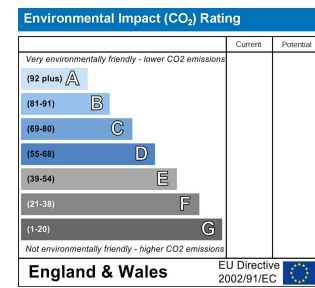
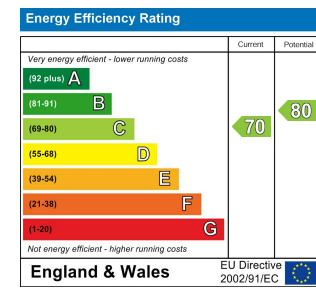
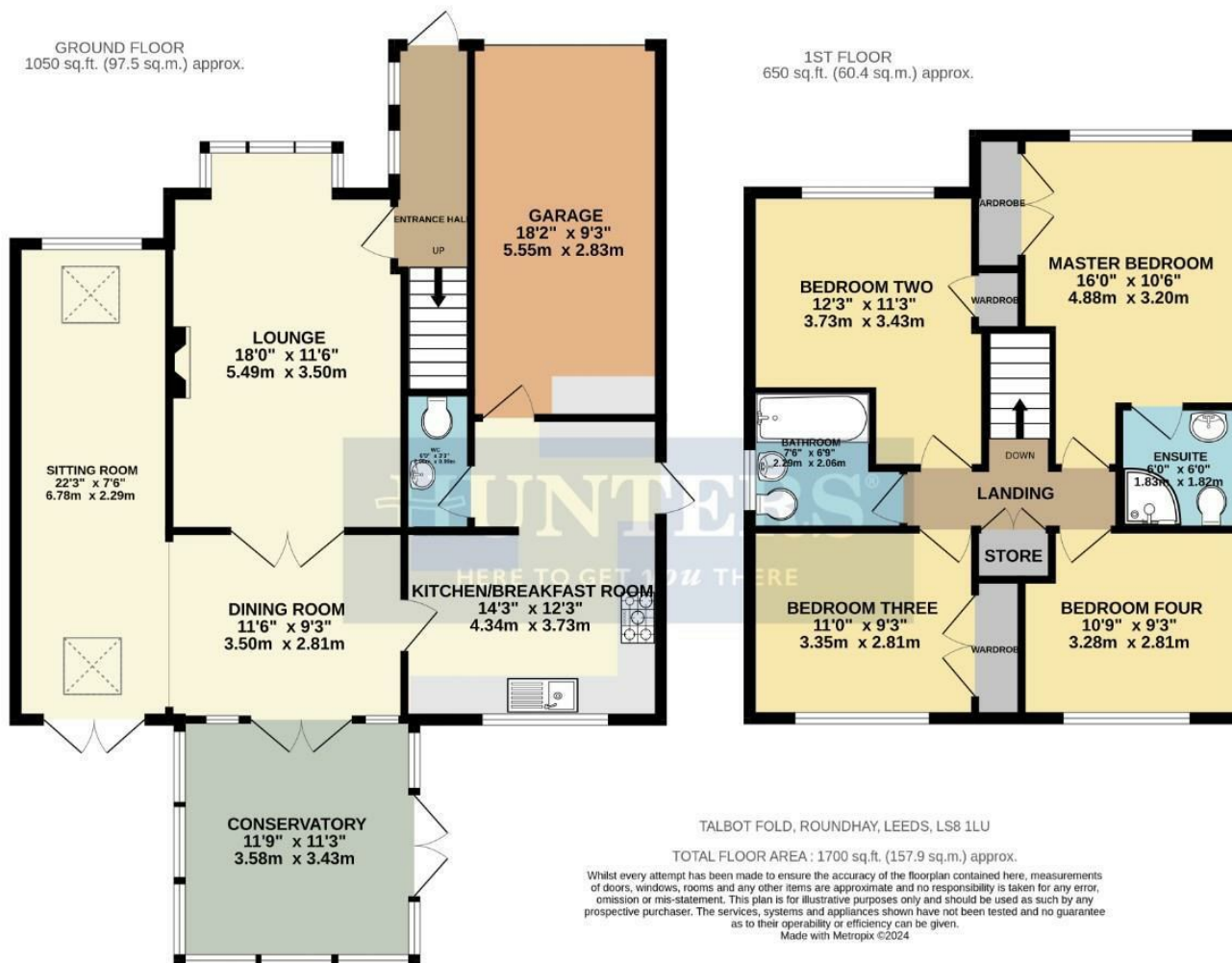
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SUPERB FAMILY HOME – EXTENDED DETACHED PROPERTY – WEST FACING REAR GARDEN – FOUR DOUBLE BEDROOMS – BATHROOM AND SEPARATE ENSUITE SHOWER – DOWNSTAIRS W/C – CONSERVATORY – GARDENS TO FRONT AND REAR – DRIVEWAY – ATTACHED GARAGE

An excellent family home, this four bedroom detached house is extended to the side and the rear with a conservatory. Located in the heart of Roundhay on a quiet cul-de-sac on a popular estate, the property is ideal for those applying for Talbot Primary School (recently rated outstanding by Ofsted) as well as Allerton Grange High School as well great local amenities including, cafes, bars, transport links, pubs and shops as well as Roundhay Park with all it has to offer. There are gardens to the front and rear, a driveway and a attached garage, externally. Internally it comprises, entrance hall, downstairs w/c, lounge, dining room, kitchen breakfast room, sitting room and conservatory. On the first floor there is a master bedroom with ensuite shower room, landing, house bathroom and three additional double bedrooms. Energy Rating - C

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Entrance Hall

11'0" (max) - 3'9" (max)
Radiator and stairs to the upper level.

Lounge

18'0" (max) - 11'6" (max)
Gas fire with surround, radiators, bay window and double doors to the dining room.

Dining Room

11'6" (max) - 9'3" (max)
Radiator, open plan to sitting room and double doors to the conservatory.

Sitting Room

22'3" (max) - 7'6" (max)
Radiator, Velux windows and double doors to the rear garden.

Conservatory

11'9" (max) - 11'3" (max)
Double doors to the rear garden.

Kitchen Breakfast Room

14'3" (max) - 12'3" (max)
Porcelain sink with drainer, dish washer, five ring gas hob with extractor over, fridge freezer, microwave oven combi, fan oven, radiator and a range of wall and base units.

Downstairs W/C

6'9" (max) - 3'3" (max)
Wash hand basin, radiator and w/c.

Landing

10'6" (max) - 9'9" (max)
Stairs to the lower level.

Store Room

4'0" (max) - 2'6" (max)

Master Bedroom

16'0" (max) - 10'6" (max)
Radiator and built in wardrobes.

Ensuite

6'0" (max) - 6'0" (max)
Under floor heating, fully tiled walls and floor, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

Bedroom Two

12'3" (max) - 11'3" (max)
Radiator and built in wardrobe.

Bedroom Three

11'0" (max) - 9'3" (max)
Radiator and built in wardrobe.

Bedroom Four

10'9" (max) - 9'3" (max)
Radiator.

House Bathroom

7'6" (max) - 6'9" (max)
Under floor heating, fully tiled walls and floor, wash hand basin, heated towel rail and w/c.

Front Garden

Grassed lawns, plants, hedges and bushes.

Driveway

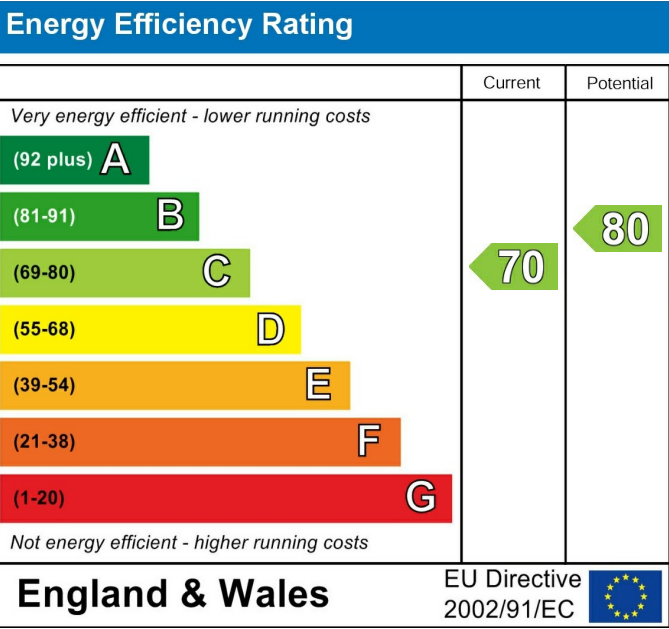
With parking for at least two vehicles.

Attached Garage

18'3" (max) - 9'0" (max)
Up and over door, boiler, utility area with plumbing for washing machine, power and lights.

Rear Garden

Grassed lawns, hedges, bushes, flower beds, plants, shrubs and a patio area.



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.



