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127 West Park Drive West, Roundhay, Leeds, LS8 2BZ

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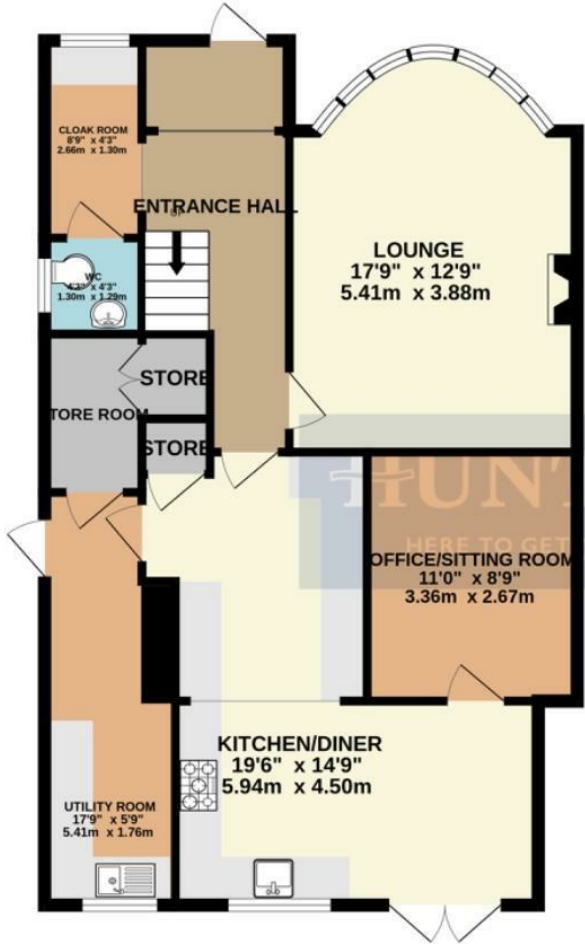
Offers Over £425,000

IMMACULATE MOVE IN READY CONDITION – SEMI-DETACHED HOUSE – GREAT FAMILY HOME – THREE BEDROOMS – DOWNSTAIRS W/C – UTILITY ROOM – GARDENS TO THE FRONT AND REAR – DRIVEWAY – EXTENDED TO THE REAR AND SIDE - ROUNDHAY

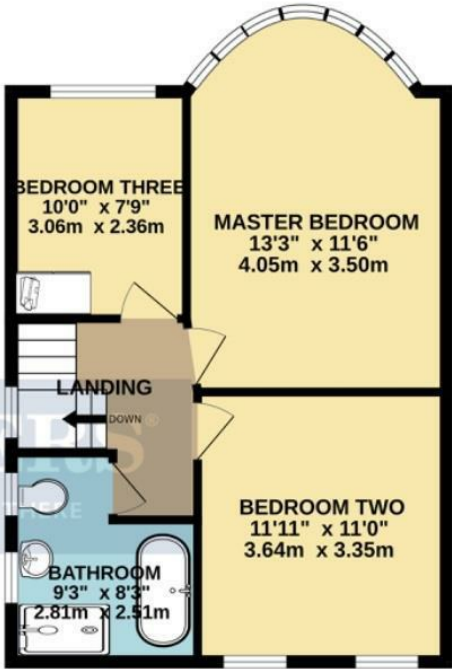
Extended to the rear and side, this three bedrooms semi-detached property in superb move in ready condition ticks all the boxes for anyone looking for a family home, first time purchase or anyone looking for well appointed space. Located on a popular street in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, shops, bars, restaurants, cafes, pubs, transport links and of course Roundhay Park with all it has to offer. There are gardens to the front and rear as well a driveway externally. Internally, it briefly comprises; entrance hall, cloak room, downstairs w/c, lounge, open plan kitchen dining room, office/sitting, store room and utility room on the ground floor. On the first floor there are three bedrooms, four piece house bathroom and landing. Energy Rating - TBC

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



WEST PARK DRIVE WEST, ROUNDHAY, LEEDS, LS8 2BZ

TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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

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

Cloak Room

8'9" (max) - 4'3" (max)
Radiator.

Downstairs W/C

4'3" (max) - 4'3" (max)
Wash hand basin and w/c.

Lounge

17'9" (max) - 12'9" (max)
Electric fire stove effect fire with surround, bay window and radiator.

Kitchen Dining Room

19'6" (max) - 14'9" (max)
Five ring gas burner with extractor over, butlers sink with tap over, dish washer, double fan oven, tiled splash back, under counter pull out bin, radiator, double doors to the rear garden and a range of wall and base units.

Office/ Sitting Room

11'0" (max) - 8'9" (max)
Radiator.

Utility Room

17'9" (max) - 5'9" (max)
Stainless steel sink with drainer, tiled splash back, boiler, plumbing for washing machine, door to the side and a range of wall and base units,

Store Room

7'0" (max) - 4'3" (max)
With access to a further store room under the stairs.

Landing

8'0" (max) 7'9" (max)
Ladder access to fully boarded loft and stairs to the lower level.

Master Bedroom

16'10" (max) - 11'6" (max)
Radiator and bay window.

Bedroom Two

11'3" (max) - 11'0" (max)
Radiator.

Bedroom Three

10'0" (max) - 7'9" (max)
Radiator and built in wardrobes.

Bathroom

9'3" (max) - 7'9" (max)
Tiled floor, half tiled walls, free standing roll top bath, shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

Front Gardens

Grassed lawns with fences providing a border and a walkway to the side of the property to the rear.

Driveway

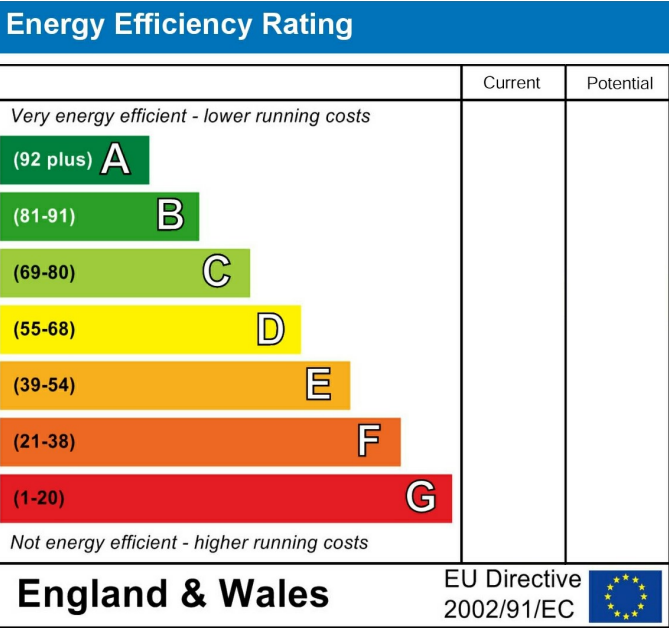
Block paved with parking for several vehicles.

Rear Garden

South facing, grassed lawns with patio area, flower beds, plants, shrubs and fences providing a border.

DISCLAIMER

The vendor has not approved these brochure details.



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.



