

HUNTERS[®]

HERE TO GET *you* THERE



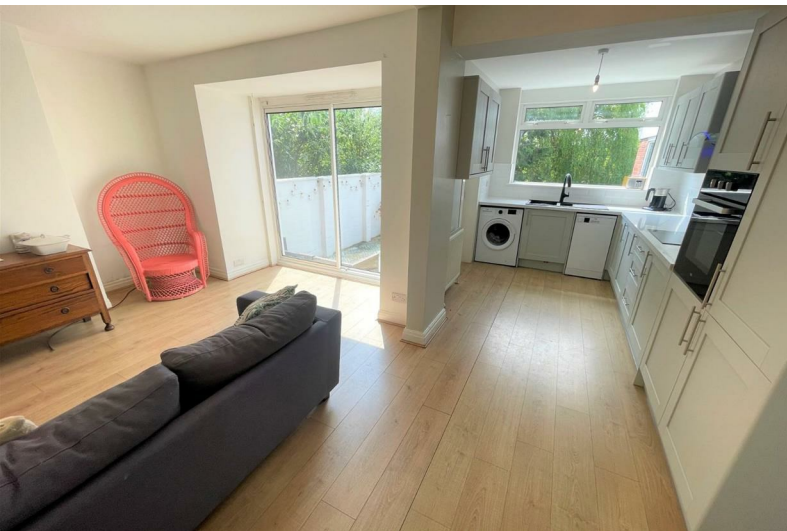
Talbot Road

Roundhay, Leeds, LS8 1AH

£1,450 Per Calendar Month



Council Tax: C



82 Talbot Road

Roundhay, Leeds, LS8 1AH

£1,450 Per Calendar Month



Entrance Hall

13'11" (max) - 3'7" (max) (4.24m (max) - 1.09m (max))

Stairs to the upper level.

Lounge

12'10" (max) - 12'2" (max) (3.91m (max) - 3.71m (max))

Gas fire and radiator.

Dining Room

11'11" (max) - 11'4" (max) (3.63m (max) - 3.45m (max))

Radiator and sliding doors to the rear garden patio.

Kitchen

18'6" (max) - 6'11" (max) (5.64m (max) - 2.11m (max))

Fan oven, hob with extractor hood over, stainless steel sink with drainer, door to the side and rear gardens and a range of wall and base units.

Downstairs W/C

Wash hand basin and w/c.

Landing

Stairs to the lower level.

Master Bedroom

11'5" (max) - 10'10" (max) (3.48m (max) - 3.30m (max))

Built in wardrobes and radiator.

Bedroom Two

12'0" (max) - 10'5" (max) (3.66m (max) - 3.18m (max))

Built in wardrobes and radiator.

Bedroom Three

6'10" (max) - 6'10" (max) (2.08m (max) - 2.08m (max))

Radiator.

Bathroom

8'4" (max) - 7'9" (max) (2.54m (max) - 2.36m (max))
Panel bath with shower over, heated towel rail, wash hand basin and w/c.

Front Garden

Mainly grassed lawns with bushes plants trees and flower beds.

Driveway

With Parking for several vehicles.

Car Port

Leading to the garage

Garage

Up and over door power and lights,

Rear Garden

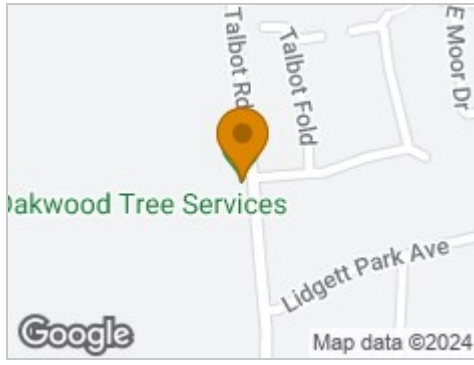
Grassed lawns, mature trees, hedges, flower beds, plants and bushes. Raised patio accessible via the sliding doors.

THREE BEDROOM SEMI-DETACHED PROPERTY - IDEAL FOR A FAMILY - UNFURNISHED - OPEN PLAN KITCHEN DINING AREA - GARAGE & DRIVEWAY - GARDENS TO THE FRONT AND REAR - ROUNDHAY - AVAILABLE IN AUGUST - HOLDING DEPOSIT REQUIRED

Having recently had a new kitchen and bathroom fitted, this three bedroom semi-detached property is available in August and is unfurnished. Located in Roundhay close to Talbot Primary School and Allerton Grange School, the property is close to shops, bars, restaurants, transport links and of course Roundhay Park with all it has to offer. There is a garage, car port, driveway and gardens to the front and rear externally. Internally it briefly consists; entrance hall, lounge, kitchen dining area and w/c on the ground floor. On the first floor there are two double bedrooms, a recently fitted bathroom, landing and a further smaller bedroom. Energy Rating – D



Road Map



Hybrid Map



Terrain Map



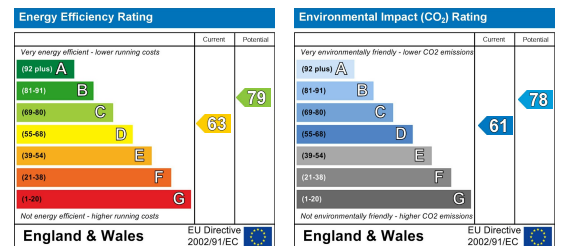
Floor Plan



Viewing

Please contact our Hunters North Leeds Lettings 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.