

HUNTERS®

HERE TO GET *you* THERE



Lakeview Court

Roundhay, Leeds, LS8 2TX

£1,950 Per Month



Council Tax: E



21 Lakeview Court

Roundhay, Leeds, LS8 2TX

£1,950 Per Month



Hallway

14'0" (max) - 12'6" (max) (4.27m (max) - 3.81m (max))

Door entry phone.

Airing Cupboard

3'3" (max) - 2'9" (max) (0.99m (max) - 0.84m (max))

Housing hot water tank.

Guest W/C

5'9" (max) - 2'9" (max) (1.75m (max) - 0.84m (max))

Tiled floor, wash hand basin, electric powered sliding door and w/c.

Lounge Kitchen Dining Room

26'9" (max) - 16'9" (max) (8.15m (max) - 5.11m (max))

Kitchen Dining Area

Central island with sink inset, integral washer dryer, integral dish washer, granite work surfaces, under counter fridge, under counter freezer, under floor heating and a range of wall and base units.

Lounge Area

Open plan to the kitchen dining room and sliding doors to the balcony.

Balcony

13'6" (max) - 4'9" (max) (4.11m (max) - 1.45m (max))

With long distance views over the park and lake.

Outdoor Storage

3'9" (max) - 3'9" (max) (1.14m (max) - 1.14m (max))

Master Bedroom

17'0" (max) - 11'0" (max) (5.18m (max) - 3.35m (max))

Double aspect windows and built in wardrobes.

Bedroom Two

12'0" (max) - 11'9" (max) (3.66m (max) - 3.58m (max))

Bedroom Three

11'0" (max) - 9'0" (max) (3.35m (max) - 2.74m (max))

Bathroom

8'6" (max) - 7'9" (max) (2.59m (max) - 2.36m (max))

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

Parking

Communal Gardens

Grassed lawns, mature trees, plants, bushes and flower beds. Access to Roundhay Park.

THREE DOUBLE BEDROOMS – OPEN PLAN KITCHEN LOUNGE DINING ROOM – FOURTH FLOOR LUXURY APARTMENT – PARKING – SOUGHT AFTER GATED APARTMENT BUILDING WITH LIFT TO ALL LEVELS – BALCONY OVERLOOKING ROUNDHAY PARK - FULL BATHROOM AND SEPARATE GUEST W/C – AVAILABLE IN DECEMBER – FURNISHED – HOLDING DEPOSIT REQUIRED

This three bedroom, fourth floor luxury apartment has incredible, long distance views over Roundhay Park. Set in the sought after, gated development Lakeview Court, the property is set in the fabulous Roundhay Park with all it has to offer, as well as being local to shops, bars, cafes, restaurants and schools to name just some of the great amenities close by. There are communal gardens, parking for two vehicles and a balcony with Roundhay Park Views, externally. Internally, it briefly comprises; entrance hall, guest w/c, lounge kitchen dining room, three double bedrooms, house bathroom and airing cupboard. Energy Rating – E



Road Map



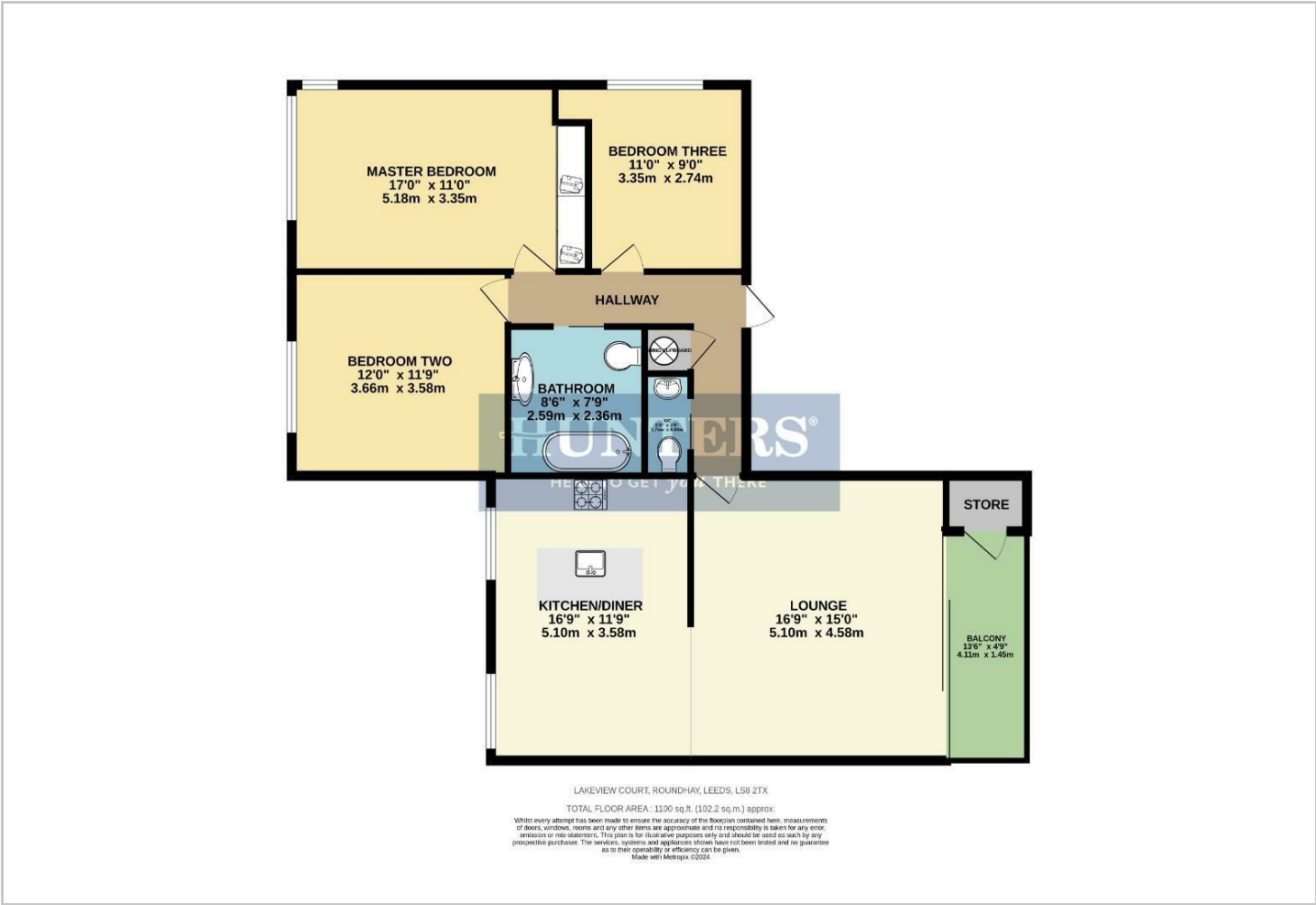
Hybrid Map



Terrain Map



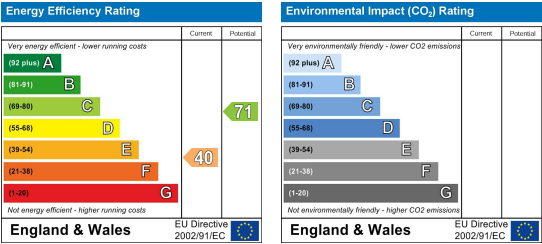
Floor Plan



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.