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31 West Park Road, Roundhay, Leeds, LS8 2HA

Energy Rating: D | Council Tax Band: D

Asking Price £450,000

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IMMACULATE MOVE IN READY CONDITION – LARGER THAN AVERAGE SEMI-DETACHED HOUSE – THREE BEDROOMS – TWO BATHROOMS – OPEN PLAN KITCHEN DINING ROOM – GARDENS TO THE UPPER AND LOWER LEVEL – DRIVEWAY – DETACHED GARAGE – ENORMOUS POTENTIAL TO EXTEND SUBJECT TO PLANNING – ROUNDHAY

With enormous potential to extend to the rear and side, subject to appropriate planning permission, this three bedrooms, two bathroom, semi-detached house is in immaculate move in ready condition. Located in the heart of Roundhay, the property is close to good and outstanding schools, shops, cafes, restaurants, bars, pubs and transport links along with other great amenities, including Roundhay Park with all it has to offer. There are gardens to the front and rear, a driveway and detached garage, externally. Internally, it briefly comprises; open porch, entrance hall, lounge and open plan kitchen dining room, on the ground floor. On the first floor is an ensuite master bedroom, landing, four piece house bathroom and two further bedrooms. Energy Rating – D

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GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.

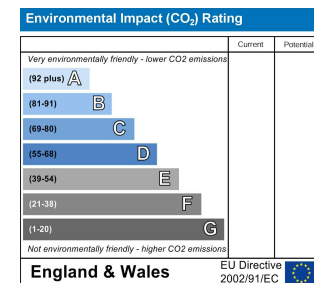
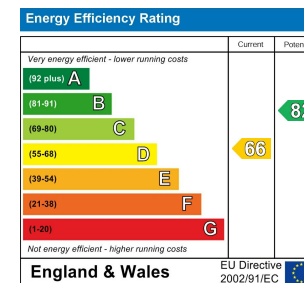


WEST PARK ROAD, ROUNDHAY, LEEDS, LS8 2HA

TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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Open Porch

6'3" (max) - 1'0" (max)

Entrance Hall

13'0" (max) - 6'3" (max)

Radiator, under stairs storage and stairs to the upper level.

Lounge

17'0" (max) - 12'6" (max)

Radiator, log burner with surround and pocket door to the kitchen dining room

Kitchen Dining Room

23'6" (max) - 11'9" (max)

Kitchen Area

Stainless steel split bowl sink, fan oven, hob with extractor over, door to the side, boiler, washing machine, dish washer, tiled splash back and a range of wall and base units with a breakfast bar on the peninsula.

Dining Area

Radiator and sliding doors tot he rear gardens.

Store Room

3'0" (max) - 2'0" (max)

Landing

11'0" (max) - 11'0" (max)

Loft access and stairs to the lower level.

Master Bedroom

15'6" (max) - 13'9" (max)

Radiator and Built in wardrobes.

Ensuite

7'9" (max) - 3'3" (max)

Tiled floor, half tiled walls, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

Bedroom Two

12'3" (max) - 11'0" (max)

Radiator.

Bedroom Three

12'0" (max) - 7'9" (max)

Radiator.

House Bathroom

11'0" (max) - 6'6" (max)

Half tiled walls, tiled floor with underfloor heating, panel bath, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

Front Gardens

Grassed lawns with hedges, plants, bushes, shrubs, flower beds and plants.

Driveway

With parking for several vehicles.

Detached Garage

20'0" (max) - 9'6" (max)

Up and over door, pedestrian entrance, power and lights.

Rear Gardens

Grassed lawns, decked area, patio area, flowerbeds, plants, bushes, trees, hedges and shrubs.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	