HUNTERS®
HERE TO GET *you* THERE

71 West Park Grove, Roundhay, Leeds, LS8 2DX

Energy Rating: TBC | Council Tax Band: A

Offers Over £270,000

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IDEAL FOR A FIRST TIME BUYER – EXCELLENT FAMILY HOME - GREAT POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION - SEMI-DETACHED – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – OUTDOOR STORE SHED – DRIVEWAY – CUL-DE-SAC LOCATION IN ROUNDHAY – NO CHAIN

In need of some modernisation, but with huge potential to extend, subject to planning permission, this three bedroom semi-detached house, makes an ideal family home and is perfect for a first time buyer. Located on a quiet cul-de-sac in Roundhay, the property is close to good outstanding primary and secondary schools, shops, restaurants, cafes, bars, pubs and transport links among other great local amenities close by, including Roundhay Park, with all it has to offer. There are gardens to the front and rear, a gated driveway and outdoor store shed. Internally it briefly comprises; entrance hall, lounge dining room and kitchen on the ground floor. On the first floor, there are three bedrooms, bathroom, separate w/c and landing. Energy Rating - F

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

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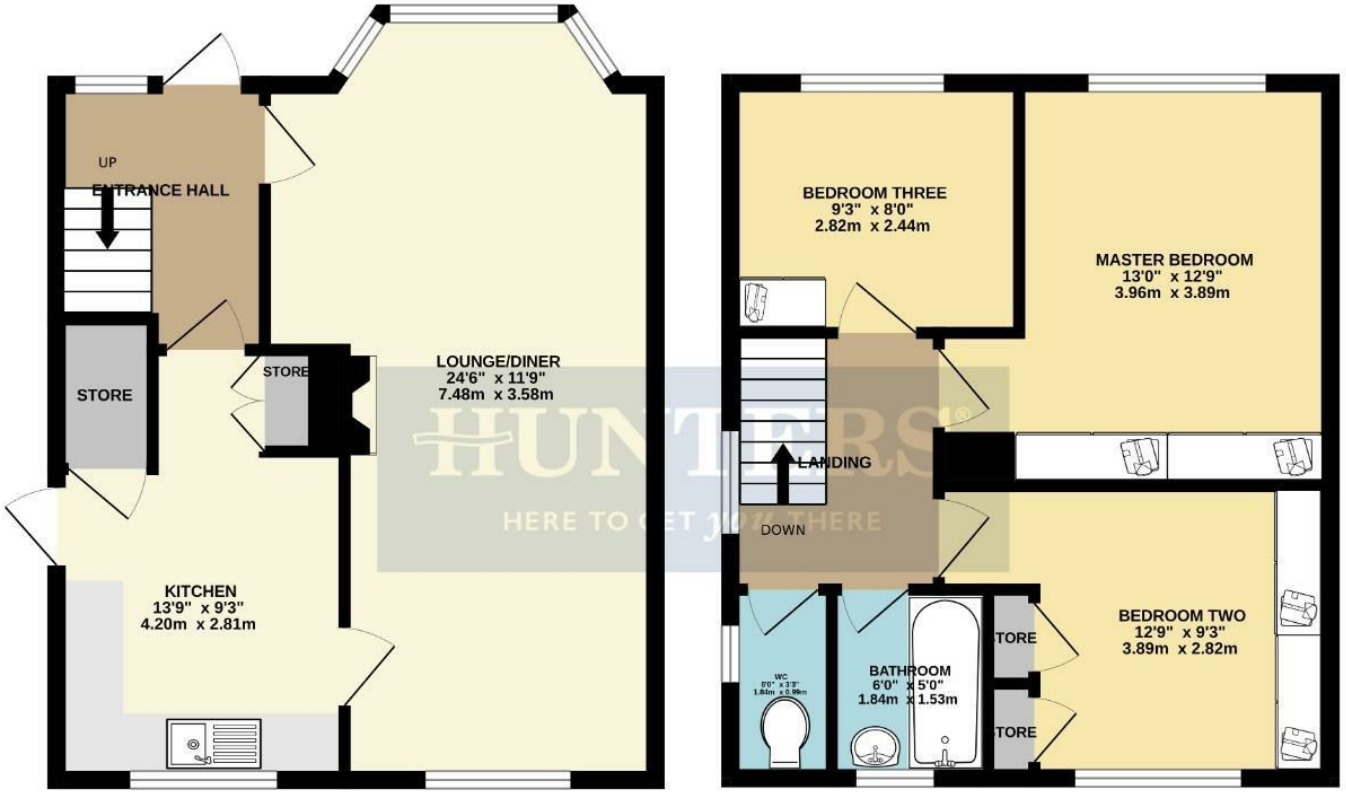
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



WEST PARK GROVE ROUNDHAY, LEEDS, LS8 2DX

TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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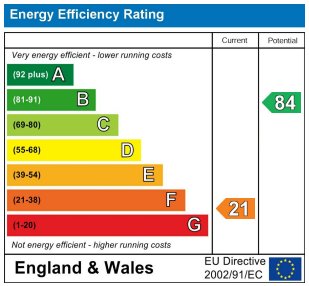
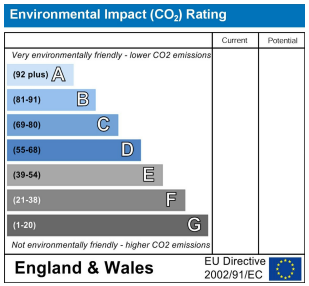




Entrance Hall
8'6" (max) - 6'6" (max)
Stairs to the upper level.

Lounge Dining Room
24'6" (max) - 11'9" (max)
Gas fire with surround, wall lights and bay window.

Kitchen
13'9" (max) - 9'3" (max)
Stainless steel sink with drainer, tiled splash back, door to the side, built in storage and a range of wall and base units.

Store Room
4'6" (max) - 3'3" (max)

Landing
8'3" (max) - 6'6" (max)
Loft access and stairs to the lower level.

Master Bedroom
13'0" (max) - 12'9" (max)
Built in wardrobes.

Bedroom Two
12'9" (max) - 9'3" (max)
Built in wardrobes, built in store room and airing cupboard housing the hot water tank.

Bedroom Three
9'3" (max) - 8'0" (max)
Built in wardrobes.

Bathroom
6'0" (max) - 5'0" (max)
Half tiled walls, panel bath and wash basin.

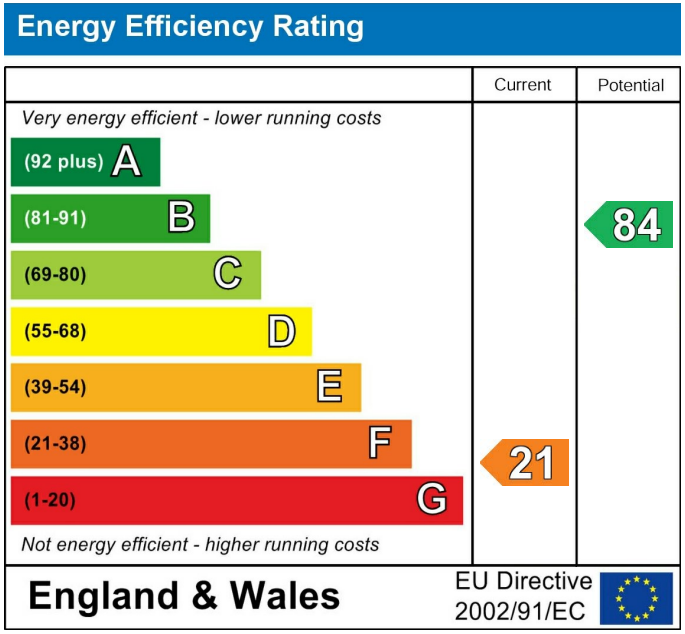
Separate W/C
6'0" (max) - 3'3" (max)
W/c.

Front Gardens
Grassed lawns, flower beds, plants, bushes, hedges and shrubs.

Driveway
Gated, with parking for at least one vehicle.

Outdoor Store Shed

Rear Gardens
Grassed lawns, patio area, hedges, plants, bushes, shrubs, flower beds and trees.



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.

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