



**HUNTERS**<sup>®</sup>

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**16 Street Lane, Roundhay, Leeds, LS8 2ET**

Energy Rating: TBC | Council Tax Band: B & C

Offers Over £700,000

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A TERRIFIC INVESTMENT OPPORTUNITY – PERFECT TO CONVERT BACK TO AN INCREDIBLE FAMILY HOME – STONE BUILT SEMI-DETACHED HOUSE – CURRENTLY SPLIT INTO TWO SELF CONTAINED APARTMENTS – ONE GROUND FLOOR TWO BEDROOM APARTMENT AND ONE THREE BEDROOM DUPLEX APARTMENT – FULL HEAD HEIGHT BASEMENT – REQUIRES MODERNISATION BUT HAS ENORMOUS POTENTIAL – GARDENS TO THE FRONT AND REAR – DRIVEWAY – NO CHAIN – ROUNDHAY

With enormous potential and multiple applications, this stone built semi-detached house is currently split into two self contained apartments, with the potential to convert back into a family home or further develop to more apartments, in the basement and second floor. Located in the heart of Roundhay, property is close to good and outstanding primary and secondary schools, cafes, shops, restaurants, bars, pubs, transport links and of course Roundhay Park with all it has to offer. There are gardens to the front and rear, as well as a driveway externally. Internally it briefly comprises, Ground Floor Flat; entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. First Floor Flat; on the ground floor is the entrance hall. On the first floor is a lounge, dining room, open plan kitchen breakfast room, landing, bedroom, separate bathroom and w/c. On the second floor are two further bedrooms, landing and store room. The basements is full head height and consist of multiple separate rooms and store rooms. Energy Rating - TBC

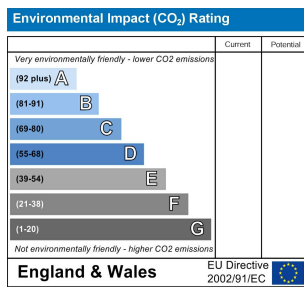
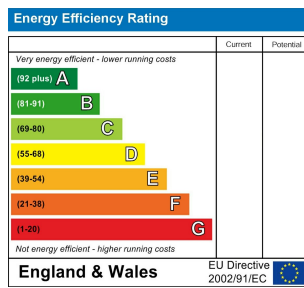
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STREET LANE, ROUNDHAY, LEEDS, LS8 2ET

TOTAL FLOOR AREA : 3400 sq.ft. (315.9 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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**Ground Floor Apartment**

**Entrance Hall**

13'9" (max) - 12'6" (max)  
Radiator and built in storage.

**Lounge Dining Room**

21'3" (max) - 13'6" (max)  
Radiator and bay window.

**Kitchen**

8'0" (max) - 6'3" (max)  
Stainless steel sink with drainer, gas hob with extractor fan over, fan oven, tiled splash back, radiator and a range of wall and base units.

**Landing**

17'9" (max) - 6'6" (max)  
Stairs to the basement level.

**Master Bedroom**

16'9" (max) - 13'6" (max)  
Radiator and bay window.

**Bedroom Two**

9'6" (max) - 7'6" (max)  
Radiator.

**Bathroom**

8'0" (max) - 6'3" (max)  
Tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

**First Floor Flat**

**Porch (Ground Floor)**

6'6" (max) - 4'9" (max)

**Entrance Hall (Ground Floor)**

13'3" (max) - 6'6" (max)  
Stairs to the upper level.

**Landing (First Floor)**

18'6" (max) - 6'6" (max)  
Radiator and stairs to the upper and lower levels.

**Lounge**

17'9" (max) - 13'6" (max)  
Electric fire with surround and radiator.

**Dining Room**

16'9" (max) - 13'6" (max)  
Radiator and bay window.

**Kitchen Breakfast Room**

12'6" (max) - 12'6" (max)  
Stainless steel sink with drainer, gas hob with extractor over, fan oven, fridge freezer, boiler, tiled splash back, radiator and a range of wall and base units.

**Bedroom Three**

11'9" (max) - 6'6" (max)  
Radiator.

**Bathroom**

8'9" (max) - 5'6" (max)  
Tiled floor, panel bath with shower over, radiator, store room and wash hand basin.

**Separate W/C**

6'0" (max) - 3'6" (max)  
W/c and half tiled walls.

**Landing (Second Floor)**

14'3" (max) - 9'6" (max)  
Velux window and stairs to the lower level.

**Master Bedroom**

17'0" (max) - 11'0" (max)  
Radiator.

**Bedroom Two**

14'6" (max) - 11'0" (max)  
Radiator.

**Store Room**

9'6" (max) - 8'0" (max)  
Radiator.

**Basement**

**Hallway**

10'3" (max) - 9'6" (max)  
Stairs to the upper level.

**Basement Room One**

23'0" (max) - 12'6" (max)  
Window and double doors to the gardens.

**Basement Room Two**

14'6" (max) - 13'6" (max)  
Window.

**Basement Room Three**

16'9" (max) - 13'6" (max)  
Butlers style sink, window and door to the gardens,

**Basement Room Four**

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

**Basement Room Five**

10'6" (max) - 6'3" (max)

**Basement Room Six**

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

**Front Gardens**

Grassed lawns, mature hedges, flower beds, trees, plants and shrubs.

**Driveway**

With parking for several vehicles in tandem.

**Rear Gardens**

Grass lawns, patio area, mature trees, plants and shrubs.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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 or 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.

**England & Wales** EU Directive 2002/91/EC 