

# HUNTERS®

HERE TO GET *you* THERE



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

£1,700 Per Calendar Month



Council Tax: C



# 27A West Park Road

Roundhay, Leeds, LS8 2HA

£1,700 Per Calendar Month



## Porch

6'6" (max) - 2'9" (max) (1.98m (max) - 0.84m (max) )

Store room.

## Entrance Hall

13'3" (max) - 6'6" (max) (4.04m (max) - 1.98m (max) )

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

## Bedroom Four/ Reception Room

12'6" (max) - 9'9" (max) (3.81m (max) - 2.97m (max))

Radiator.

## Ensuite

9'9" (max) - 3'0" (max) (2.97m (max) - 0.91m (max))

Fully tiled walls and floor. Shower with glass enclosure, wash hand basin, heated towel rail and w/c.

## Conservatory

7'4" (max) - 6'0" (max) (2.24m (max) - 1.83m (max))

## First Floor Landing

14'7" (max) - 6'6" (max) (4.45m (max) - 1.98m (max) )

Stairs to the upper and lower levels and radiator.

## Utility Room & W/C

6'6" (max) - 4'0" (max) (1.98m (max) - 1.22m (max))

Half tiled walls and tiled floor. Free standing washing machine and dryer. Wash hand basin and w/c.

## Lounge Kitchen Dining Room

27'3" (max) - 15'8" (max) (8.31m (max) - 4.78m (max) )

Double doors from the landing, radiators, free standing oven and hob with extractor over, free standing dish washer, stainless steel sink with drainer, tiled splash back and a range of wall and base units.

## Second Floor Landing

8'8" (max) - 7'6" (max) (2.64m (max) - 2.29m (max) )

Stairs to the lower levels.

## Master Bedroom

14'1" (max) - 9'7" (max) (4.29m (max) - 2.92m (max))

Radiator.

## Bedroom Two

12'10" (max) - 8'0" (max) (3.91m (max) - 2.44m (max))

Radiator.

## Bedroom Three

7'6" (max) - 7'6" (max) (2.29m (max) - 2.29m (max))

Radiator.

## Bathroom

10'2" (max) - 5'9" (max) (3.10m (max) - 1.75m (max) )

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

## Integral Garage

16'0" (max) - 9'0" (max) (4.88m (max) - 2.74m (max))

Up and over garage door, boiler, power and lights.

## Rear Garden

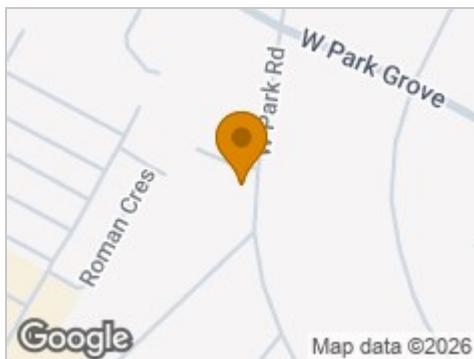
Plants bushes shrubs and trees.

**SUPERB FAMILY HOME - FOUR BEDROOMS – TWO BATHROOMS – UTILITY ROOM & GUEST W/C – GARDENS TO THE REAR OF THE PROPERTY – INTEGRAL GARAGE – RECENTLY REFURBISHED – UNFURNISHED – AVAILABLE IN FEBRUARY – HOLDING DEPOSIT REQUIRED**

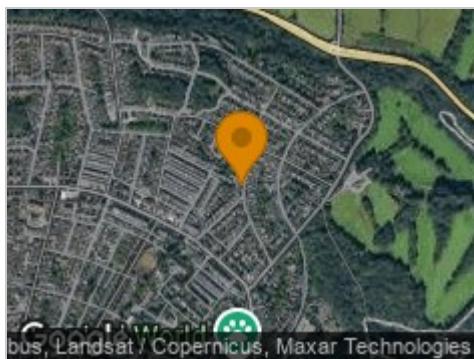
This four bedroom two bathroom family home is available in January and unfurnished. The property is located in the heart of Roundhay close to schools, shops, bars, restaurants, and other great amenities in the area including Roundhay Park with all it has to offer. There are gardens to the rear and an attached garage externally. Internally, it briefly comprises; porch, entrance hall, bedroom, conservatory and ensuite shower room on the ground floor. On the first floor is a landing, open plan lounge kitchen dining room and a utility room with w/c. On the second floor there are three bedrooms, landing and house bathroom. Energy rating - D



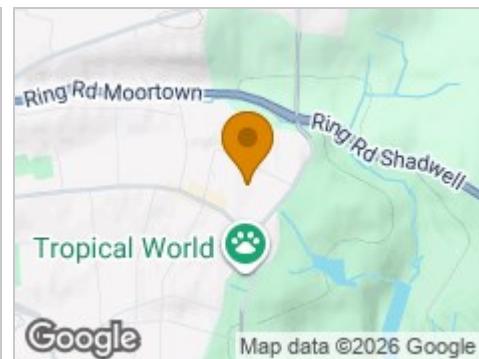
## Road Map



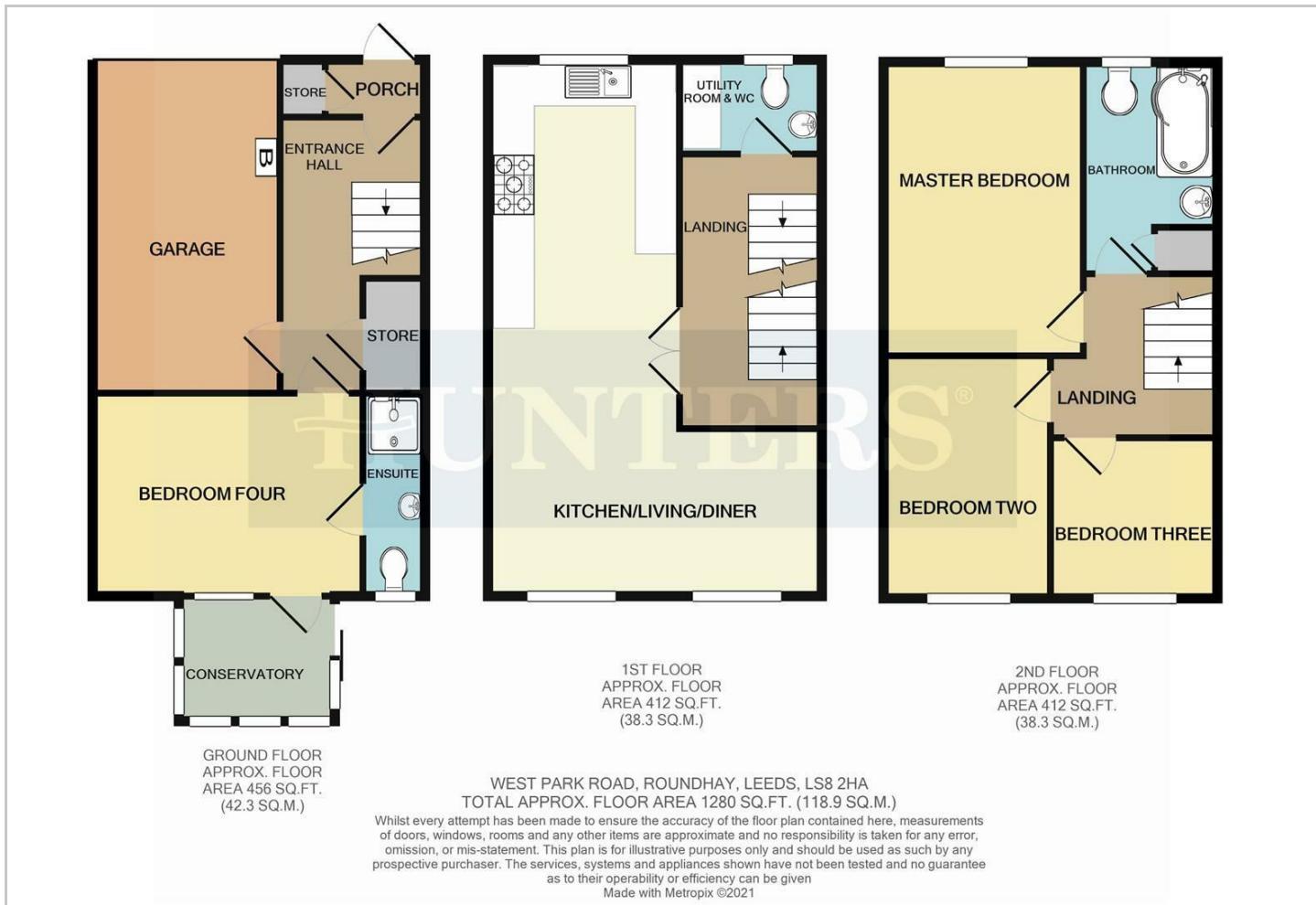
## Hybrid Map



## Terrain Map



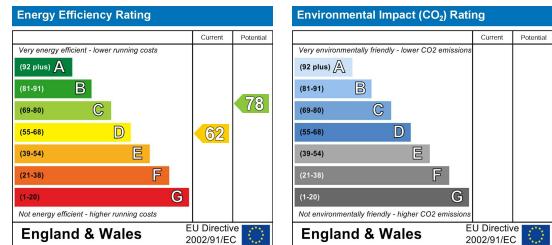
## Floor Plan



## 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.