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36 West Park Road, Roundhay, Leeds, LS8 2HB

Energy Rating: TBC | Council Tax Band: E

Offers Over £550,000

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FABULOUS FAMILY HOME – FOUR BEDROOM PERIOD DETACHED HOUSE – EXCELLENT POTENTIAL TO EXTEND FURTHER SUBJECT TO PLANNING PERMISSION – DETACHED GARAGE – GARDENS TO THE FRONT AND REAR – IN NEED OF MODERNISATION – DRIVEWAY – DOWNSTAIRS W/C – ROUNDHAY – NO CHAIN

Available with no chain, this four bedroom detached family home does require some modernisation, but has enormous potential to extend subject to the appropriate planning permissions. Located on a quiet street in the heart of Roundhay, the property is close to good and outstanding, primary and secondary schools, shops, playgrounds, restaurants, cafes, bars and transport links, as well as Roundhay Park and all it has to offer. There are gardens to the front and rear garden, a detached garage and driveway, externally. Internally it briefly comprises; open porch, entrance hall, downstairs w/c, lounge, dining room and kitchen breakfast room on the ground floor. On the first floor there are three bedrooms, store room, landing, shower room and separate w/c. On the top floor there is a further bedroom and landing. Energy Rating - TBC

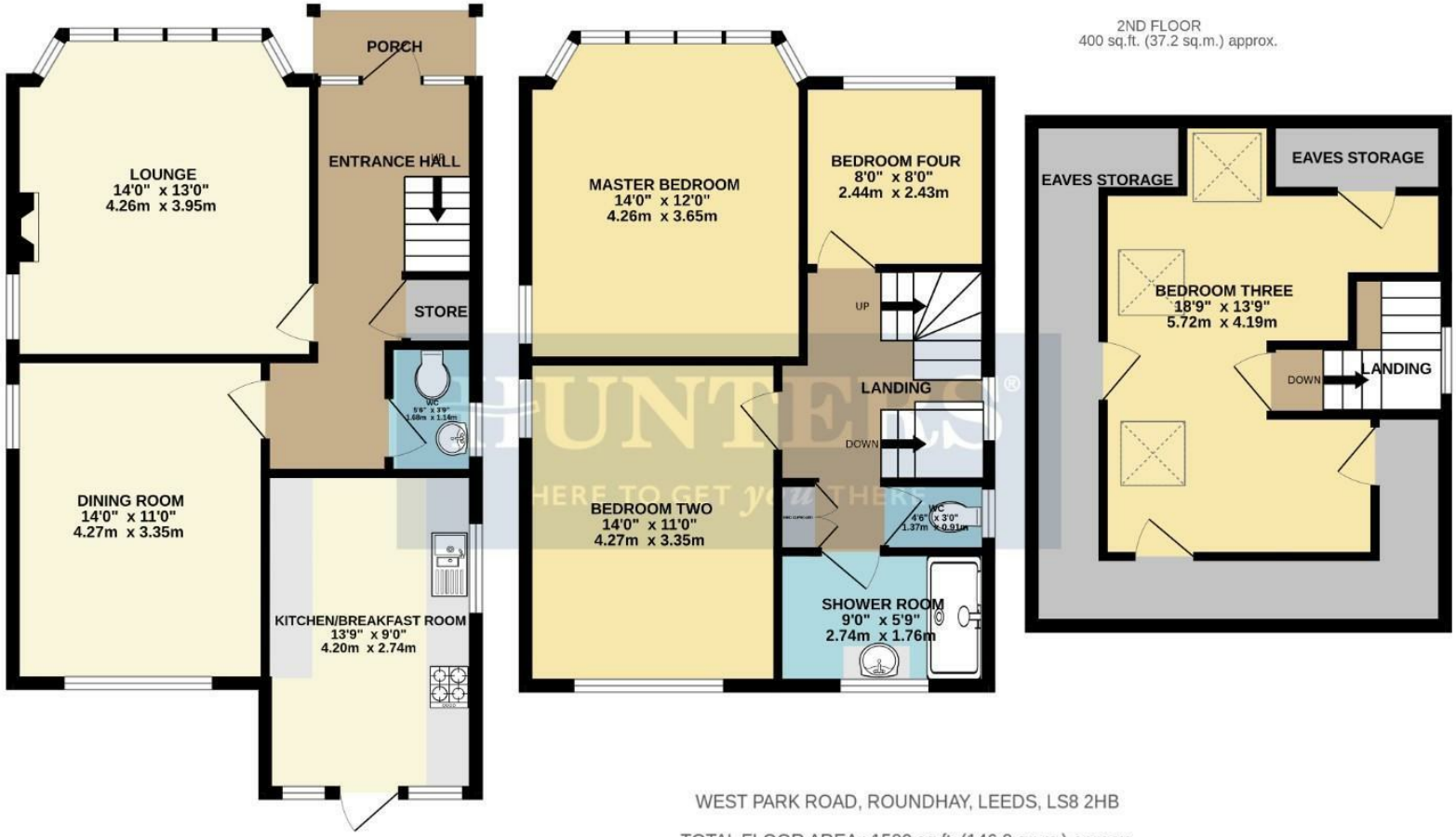
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GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.

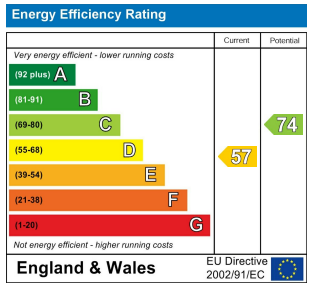
2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

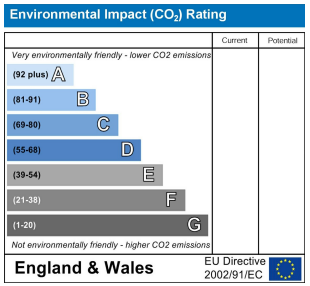


WEST PARK ROAD, ROUNDHAY, LEEDS, LS8 2HB

TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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
7'9" (max) - 3'0" (max)

Entrance Hall
17'0" (max) - 9'0" (max)
Radiator, under stairs storage and stairs to the upper level.

Downstairs W/C
5'6" (max) - 3'9" (max)
Wash hand basin and w/c.

Lounge
14'0" (max) - 13'0" (max)
Radiator, duel aspect windows and bay window.

Dining Room
14'0" (max) - 11'0" (max)
Radiator and duel aspect windows.

Kitchen Breakfast Room
13'9" (max) - 9'0" (max)
Gas hob, double fan oven, stainless steel sink with drainer, boiler, radiator, tiled splash back, door to the rear gardens and a range of wall and base units.

First Floor Landing
12'0" (max) - 9'0" (max)
Stairs to the upper and lower levels.

Airing Cupboard
3'0" (max) - 2'0" (max)
Housing the hot water tank.

Master Bedroom
14'0" (max) - 12'0" (max)
Radiator, duel aspect windows and bay window.

Bedroom Two
14'0" (max) - 11'0" (max)
Radiator and duel aspect windows.

Bedroom Four
8'0" (max) - 8'0" (max)
Radiator.

Shower Room
9'0" (max) - 5'9" (max)
Half tiled walls, shower cubicle with glass enclosure, radiator and wash hand basin with pedestal under.

Separate W/C
4'6" (max) - 3'0" (max)
W/c.

Second Floor Landing
7'6" (max) - 6'0" (max)
Stairs to the lower level;

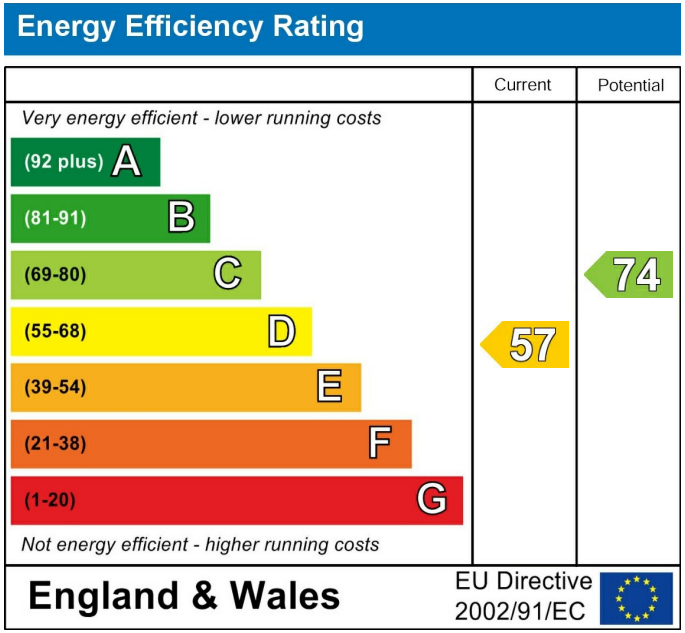
Bedroom Three
18'9" (max) - 13'9" (max)
Radiator, access to eaves storage and velux windows.

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

Driveway
With parking for several vehicles.

Detached Garage
Power, lights and Up and over garage door.

Rear Gardens
Grassed lawns, driveway area, patio area, bushes, plants, trees 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.














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