

HUNTERS[®]

HERE TO GET *you* THERE



Harlow Court

Park Avenue, Roundhay, LS8 2JH

Asking Price £220,000

 2  1  1  TBC

Council Tax: D



Flat 3 Harlow Court

Park Avenue, Roundhay, LS8 2JH

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Entrance Hall

9'0" (max) - 4'0" (max) (2.74m (max) - 1.22m (max))
Radiator and stairs to the main level.

Landing

15'0" (max) - 7'9" (max) (4.57m (max) - 2.36m (max))
Stairs to the lower level.

Lounge Dining Room

17'6" (max) - 14'3" (max) (5.33m (max) - 4.34m (max))
Wall lights, gas fire with surround, radiator and bay window.

Kitchen Breakfast Room

10'3" (max) - 9'3" (max) (3.12m (max) - 2.82m (max))
Stainless steel sink with drainer, gas hob with extractor over, fan oven, radiator, breakfast bar, tiled splash back, boiler and a range of wall and base units.

Master Bedroom

12'9" (max) - 9'6" (max) (3.89m (max) - 2.90m (max))
Radiator and built in wardrobes.

Bedroom Two

11'6" (max) - 7'6" (max) (3.51m (max) - 2.29m (max))
Radiator and built in store room.

Shower Room

10'3" (max) - 7'0" (max) (3.12m (max) - 2.13m (max))
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin with pedestal under, bidet and w/c.

Airing Cupboard

3'9" (max) - 2'9" (max) (1.14m (max) - 0.84m (max))
Housing the hot water tank.

Garage

Up and over garage door.

Communal Gardens

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

SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR A DOWNSIZER – FIRST FLOOR APARTMENT – TWO BEDROOMS – INDEPENDENT ENTRANCE – GARAGE – COMMUNAL GARDENS - LOUNGE DINING ROOM AND KITCHEN BREAKFAST ROOM – ROUNDHAY – NO CHAIN

A terrific opportunity for first time buyers, downsizers or anyone looking for a great flat in a great area, this two bedroom first floor flat ticks all the boxes. Located on a quiet private cul-de-sac in the heart of Roundhay, the property is close to shops, bars, restaurants, cafes, pubs and transport links, among other great amenities close by and of course Roundhay Park with all it has to offer. There are communal gardens, a garage and visitor parking, externally. Internally, it briefly comprises; entrance hall on the ground floor. On the first floor, a lounge dining room, kitchen breakfast room, two bedrooms and shower room. Energy Rating - TBC



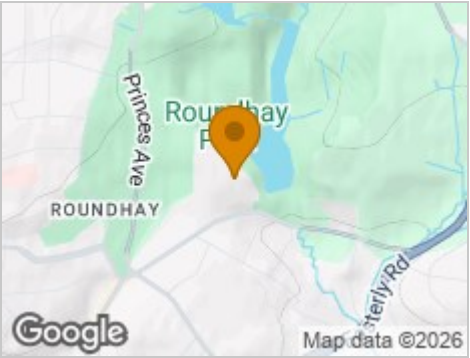
Road Map



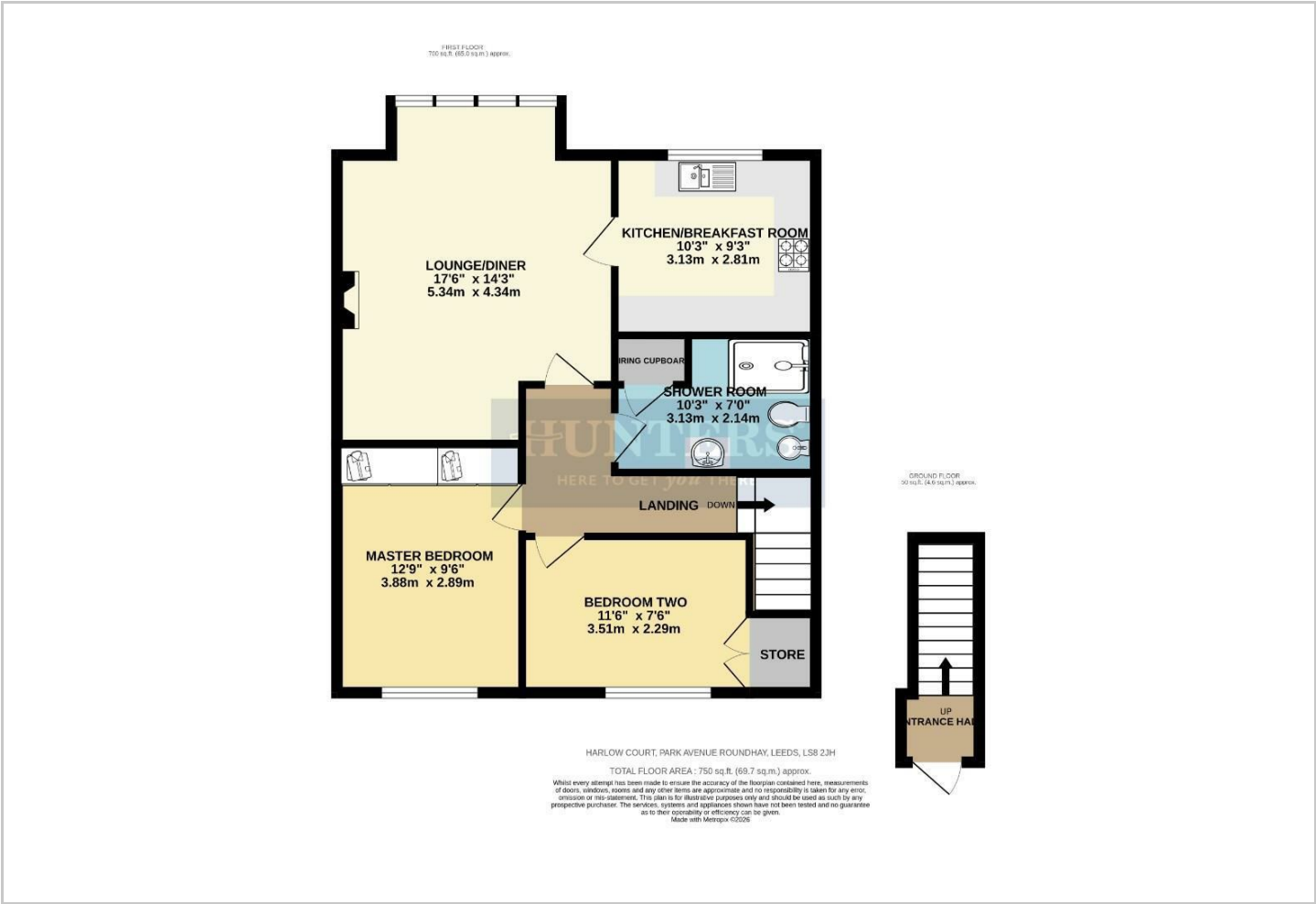
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters North Leeds 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.