HUNTERS®

HERE TO GET *you* THERE



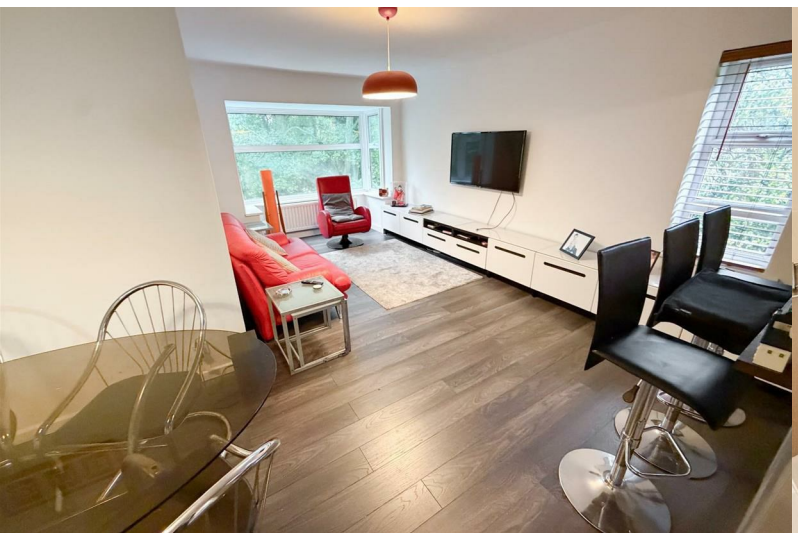
Robinwood Court

Roundhay, Leeds, LS8 1DZ

Asking Price £180,000

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Council Tax: B



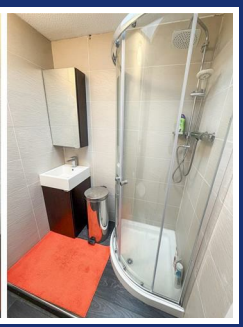


23 Robinwood Court

Roundhay, Leeds, LS8 1DZ

Asking Price £180,000



Entrance Hall
13'6" (max) - 5'9" (max) (4.11m (max) - 1.75m (max))
Door entry phone.

Utility Store Room
5'9" (max) - 2'9" (max) (1.75m (max) - 0.84m (max))
With plumbing for a washing machine.

Lounge Dining Room
20'0" (max) - 17'3" (max) (6.10m (max) - 5.26m (max))
Radiators and bay window overlooking the communal gardens.

Kitchen
10'0" (max) - 8'0" (max) (3.05m (max) - 2.44m (max))
Fan oven, electric hob, sink with drainer, microwave, breakfast bar open to the lounge dining room, radiator and a range of wall and base units.

Master Bedroom
12'6" (max) - 10'0" (max) (3.81m (max) - 3.05m (max))
Radiator and tiled wall.

Bedroom Two
10'6" (max) - 8'3" (max) (3.20m (max) - 2.51m (max))
Radiator.

Shower Room
7'0" (max) - 6'9" (max) (2.13m (max) - 2.06m (max))
Half tiled walls, shower cubicle with glass enclosure, Velux window, wash hand basin, radiator and w/c.

Garage
Up and over door.

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

EXCELLENT FIRST TIME BUYER OPPORTUNITY – GREAT OPTION FOR PEOPLE LOOKING TO DOWNSIZE – TOP FLOOR APARTMENT – TWO DOUBLE BEDROOMS – OPEN PLAN LOUNGE KITCHEN DINING ROOM – MOVE IN READY CONDITION – GARAGE – COMMUNAL GARDENS – ROUNDHAY – NO CHAIN

Available with no onward chain, this top floor, two bedroom apartment is an ideal opportunity for first time buyers, downsizers or anyone looking for a great new home in move in ready condition. Located in the heart of Roundhay, the property is in easy distance of shops, restaurants, cafes, bars, pubs, transport links and of course, Roundhay Park with all it has to offer. There is a garage and communal gardens, externally. Internally, it briefly comprises; entrance hall, utility store room, open plan lounge dining room, kitchen, tow double bedrooms and shower room. Energy Rating - D









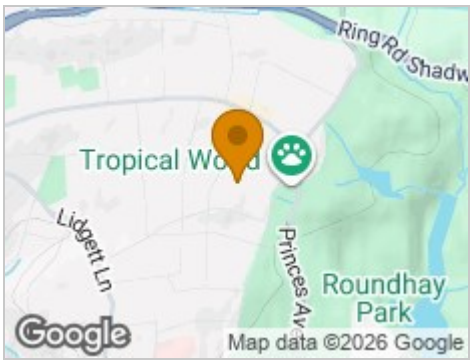
Road Map



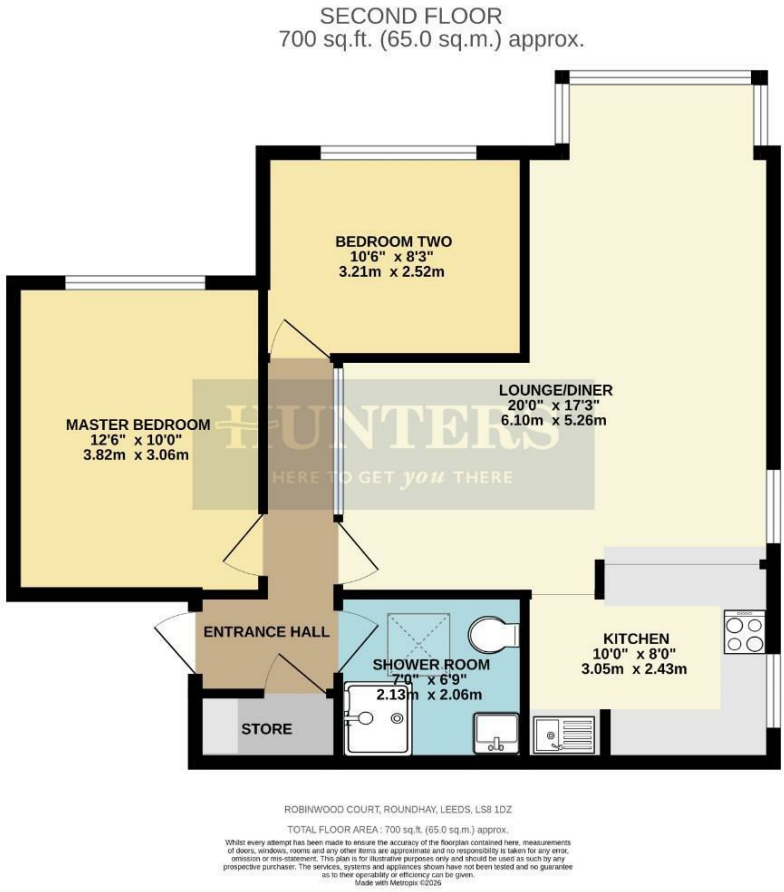
Hybrid Map



Terrain Map



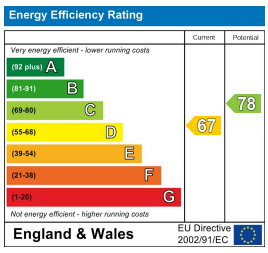
Floor Plan

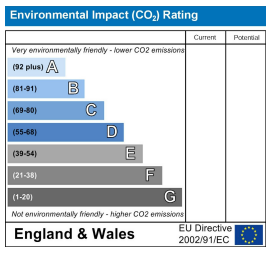


Viewing

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.

69 Street Lane, Leeds, LS8 1AP
Tel: 0113 268 0242 Email: northleeds@hunters.com https://www.hunters.com