HUNTERS®

HERE TO GET *you* THERE

The Drive

Roundhay, Leeds, Leeds, LS8 1LJ

£2,000 Per Calendar Month

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ENTRANCE HALL
14'9" (MAX) - 7'1" (MAX) (4.50 (MAX) - 2.16 (MAX))
Stairs to upper level, downstairs w/c and radiator.

DOWNSTAIRS W/C
5'6" - 3'0" (1.68 - 0.91)
Fully tiled floor, wash hand basin, radiator and w/c.

LOUNGE
13'3" - 11'6" (4.04 - 3.51)
Gas fire with surround, radiator and bay window overlooking gardens.

DINING ROOM
16'10" (MAX) - 12'3" (MAX) (5.13 (MAX) - 3.73 (MAX))
Multi fuel burner with surround and radiator.

KITCHEN
13'9" (MAX) - 9'4" (MAX) (4.19 (MAX) - 2.84 (MAX))
Stainless steel sink with drainer, gas hob with extractor over, fan oven, door to rear, radiator and a range of wall and base units.

1ST FLOOR LANDING
7'8" (MAX) - 7'4" (MAX) (2.34 (MAX) - 2.24 (MAX))
Stairs to all levels.

MASTER BEDROOM
12'4" - 11'6" (3.76 - 3.51)
Radiator and bay window over looking gardens.

BEDROOM TWO
12'3" - 11'10" (3.73 - 3.61)
Radiator.

BEDROOM FIVE
7'0"- 7'0" (2.13- 2.13)
Radiator.

HOUSE BATHROOM
9'0"(MAX) - 7'8" (MAX) (2.74(MAX) - 2.34 (MAX))
Tiled bath, wash hand basin, tiled shower cubicle with glass enclosure, heated towel rail and w/c.

2ND FLOOR LANDING
Stairs to lower level.

BEDROOM THREE
18'2" (MAX) - 10'6" (MAX) (5.54 (MAX) - 3.20 (MAX))
Under eaves storage, radiator and dorma window.

BEDROOM FOUR
10'6" - 9'1" (3.20 - 2.77)
Radiator.

SHOWER ROOM
9'0"(MAX) - 7'6" (MAX) (2.74(MAX) - 2.29 (MAX))
Tiled shower cubicle with glass enclosure.

GARDENS
Mainly grassed areas, mature trees plants, flower beds and shrubs.

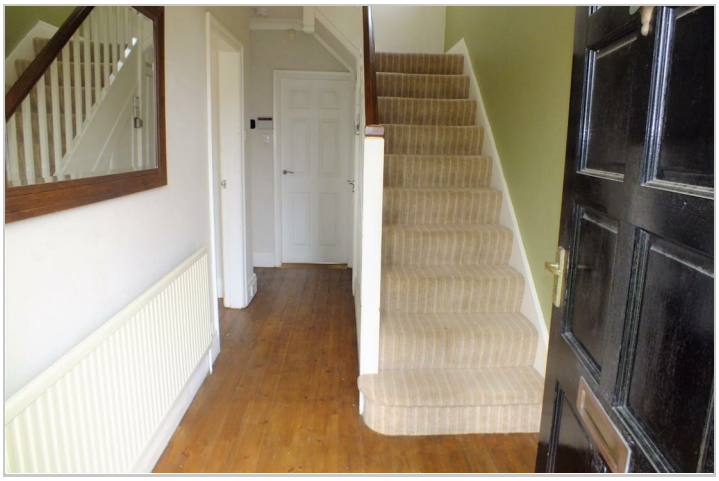
DRIVEWAY
With parking for at least on vehicle.

GARAGE
SIngle garage with power and light.

Tel: 0113 268 0242

FIVE BEDROOMS – TWO BATHROOMS – EXTENDED SEMI-DETACHED HOUSE – DOWNSTAIRS W/C – DETACHED GARAGE – GARDENS TO THREE SIDES – DRIVEWAY – AVAILABLE IN MARCH – UNFURNISHED - HOLDING DEPOSIT REQUIRED

This fantastic extended, five bedroom semi-detached house is available in March on an unfurnished basis. The property is ideal for a growing family, benefiting with two bathrooms and a downstairs w/c. Located in Roundhay, the property is situated close to good and outstanding schools, local amenities, bars, pubs and restaurants. There are gardens to all three sides and a driveway leading to a detached garage. Internally it briefly comprises; entrance hall, downstairs w/c, lounge, dining room and kitchen on the ground floor. On the first floor there are two double bedrooms, landing, house bathroom and further bedroom. On the second floor there are two double bedrooms, landing and shower room. Energy rating - D



Road Map

Hybrid Map

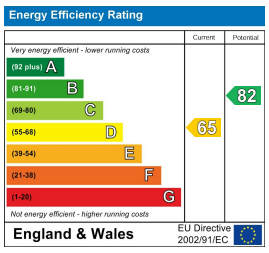
Terrain Map

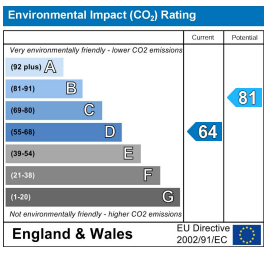
Floor Plan

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.

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