



HUNTERS®

HERE TO GET *you* THERE

23 Roman Grove, Roundhay, Leeds, LS8 2DT

Energy Rating: D | Leeds City Council: C

Asking Price £425,000

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FANTASTIC FAMILY HOME – IMMACULATE MOVE IN READY CONDITION – BEAUTIFUL PERIOD FEATURES - THROUGH TERRACE HOUSE – FIVE BEDROOMS – GARDENS TO THE FRONT AND REAR – DOWNSTAIRS W/C – THREE RECEPTION ROOMS – BASEMENT – LOCATED IN THE HEART OF ROUNDHAY

A great home for growing families or anyone looking for an immaculate move in ready home, this five bedroom, through terrace property has been tastefully renovated while maintaining the properties unique period features. Located in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, shops, cafes, restaurants, bars, pubs, transport links and of course Roundhay Park with all it has to offer, to name just some of the great amenities in the area. There are gardens to the front and rear as well as ample parking on the street, externally. Internally, it briefly comprises; entrance hall, downstairs w/c, lounge, dining room and kitchen breakfast on the ground floor. On the first floor there are three bedrooms, landing, bathroom and separate shower room. On the second floor there are two further bedrooms, landing and eaves storage. There is a basement with several rooms for stage. Energy Rating - D

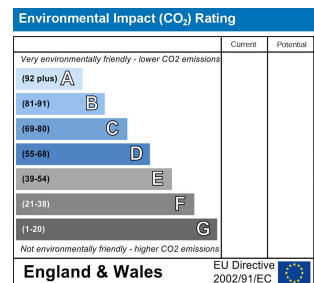
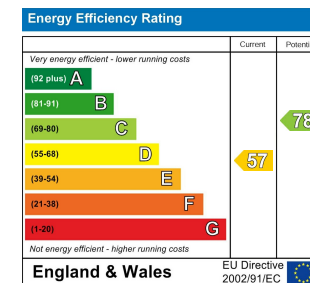
Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com



ROMAN GROVE, ROUNDHAY, LEEDS, LS8 2DT

TOTAL FLOOR AREA : 2195 sq.ft. (203.9 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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Entrance Hall

30'6" (max) - 6'0" (max)

Radiator, stairs to the upper level and stairs to the basement.

Downstairs W/C

6'3" (max) - 3'0" (max)

Wash hand basin and w/c.

Lounge

18'9" (max) - 12'9" (max)

Wood burning stove with surround, radiator and bay window.

Dining Room

15'0" (max) - 11'0" (max)

Radiator and feature fire place.

Kitchen Breakfast Room

18'6" (max) - 9'6" (max)

Stone floor, radiator, door the rear gardens, stainless steel sink with drainer, tiled splash back , space for a range cooker with an extractor hood over and a range of wall and base units.

First Floor Landing

18'3" (max) - 6'0" (max)

Stairs to the upper and lower level.

Bedroom Two

15'0" (max) - 11'0" (max)

Radiator.

Bedroom Three

15'0" (max) - 11'0" (max)

Radiator.

Bedroom Four

15'0" (max) - 8'0" (max)

Radiator.

Bathroom

8'6" (max) - 6'0" (max)

Tiled walls, panel bath with shower over, wash hand basin and w/c.

Shower Room

8'6" (max) - 3'6" (max)

Tiled walls, heated towel rail and shower cubicle with glass enclosure,.

Second Floor Landing

12'0" (max) - 6'0" (max)

Velux window, under eaves storage and stairs to the lower level.

Master Bedroom

17'0" (max) - 13'0" (max)

Under eaves storage, radiator and dorma windows.

Bedroom Five

15'0" (max) - 11'0" (max)

Radiator and dorma windows.

Front Gardens

Walk way to the front door, grassed lawns and hedges.

Rear Gardens

Patio area, grassed lawns, hedges, plants, bushes and shrubs.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

