



5 Jackson Avenue, Roundhay, LS8 1NP



# Key Features

- Impressive Edwardian semi detached home
- Five bedrooms with flexible accommodation
- Stunning open plan living/dining kitchen
- Beautiful orangery with lantern roof
- Additional sitting room with bay window
- Principal bedroom with dressing room & ensuite
- Second floor with additional office space
- Private rear garden with recently installed patio
- Driveway with off street parking
- Walking distance to Roundhay Park & amenities



*An exceptional extended Edwardian semi detached home, beautifully combining period character with stylish modern upgrades.*





Offering spacious and versatile accommodation arranged over three floors, this impressive home is ideal for growing families seeking space, flexibility and a prime location.

The front door opens into a practical entrance porch, ideal for coats and shoes, leading through to a spacious hallway. The hallway leads to an elegant reception room at the front, both showcasing high ceilings, large bay window and attractive period features.

To the rear, the standout feature is the stunning open plan dining kitchen and orangery. This beautifully designed space benefits from a lantern roof and an abundance of natural light, with a seamless flow into the living and dining areas. The kitchen has been thoughtfully enhanced with new stone flooring and worktops, alongside refreshed cabinetry, creating a stylish yet practical environment ideal for modern living and entertaining. The kitchen and orangery also benefit from underfloor heating, adding a further touch of comfort. A ground floor W.C. has also been added for convenience. French doors open onto the rear garden, further enhancing the indoor/outdoor connection.

The first floor offers two well proportioned bedrooms, including a superb principal suite featuring a dressing room and a contemporary ensuite. There is an additional room, previously used a bathroom, with a W.C and sink which still offers space for a free standing bath.


The second floor provides excellent flexibility, currently arranged to include two further bedrooms, a separate office which could be utilised as an additional bedroom if required, and a spacious landing area currently used as a further workspace, making this level ideal for growing families or those working from home.

Externally, the property continues to impress with a private rear garden, enhanced by a newly installed patio area, perfect for outdoor dining and entertaining. To the front, a generous driveway provides ample off street parking.

Occupying a desirable position on Jackson Avenue, the property sits within a sought after Roundhay location, ideally placed for access to the open green spaces of Roundhay Park and the vibrant amenities of Oakwood and Street Lane, including cafés, bars and restaurants. The location is particularly appealing for families, with a selection of highly regarded schools nearby, as well as excellent transport links providing convenient access into Leeds city centre.

**SERVICES:** We are advised that the property has broadband, mains water, electricity, drainage and gas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>77</b>
(55-68)	<b>D</b>	<b>59</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

5 Jackson Avenue Roundhay LS8 1NP  
 Total Approx. Floor Area 2103 Sq.ft. (195.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Tenure Type:** Freehold  
**Council Tax Band:** E  
**Council Authority:** Leeds City Council

