

HUNTERS®

HERE TO GET *you* THERE



Roman Grove

Roundhay, Leeds, LS8 2DT

£1,500 Per Calendar Month



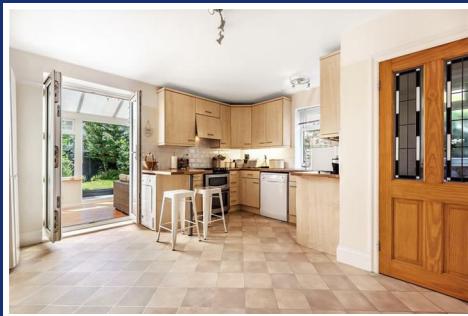
Council Tax: C



11 Roman Grove

Roundhay, Leeds, LS8 2DT

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Entrance Hall

9'8" (max) - 6'4" (max) (2.95m (max) - 1.93m (max))
Hard wood floor, radiator and stairs to upper level.

Store Room

4'9" (max) - 2'9" (max) (1.45m (max) - 0.84m (max))

Lounge

15'2" (max) - 12'8" (max) (4.62m (max) - 3.86m (max))

Electric fire with surround, radiator and bay window with views over the front garden.

Kitchen Dining Room

15'2" (max) - 13'1" (max) (4.62m (max) - 3.99m (max))

Breakfast bar, stainless steel sink with drainer, tiled splash back, cupboard housing the boiler, double doors leading to sun room and a range of wall and base units.

Sun Room

14'3" (max) - 7'9" (max) (4.34m (max) - 2.36m (max))

Patio doors leading to rear garden patio.

Landing

9'4" (max) - 5'8" (max) (2.84m (max) - 1.73m (max))

Storage and stairs to lower level.

Airing Cupboard

3'7" (max) - 2'0" (max) (1.09m (max) - 0.61m (max))

Master Bedroom

15'2" (max) - 12'9" (max) (4.62m (max) - 3.89m (max))

Radiator, built in wardrobes and window overlooking the front garden.

Bedroom Two

10'2" (max) - 9'0" (max) (3.10m (max) - 2.74m (max))
Radiator and window overlooking rear garden.

Bedroom Three

10'2" (max) - 6'0" (max) (3.10m (max) - 1.83m (max))
Radiator.

Bathroom

5'6" (max) - 5'6" (max) (1.68m (max) - 1.68m (max))

Bath with shower over, fully tiled walls and floor, heated towel rail, wash hand basin and w/c.

Driveway

Mainly block paved with hard standing for up to two vehicles. Bordered by bushes, flowerbeds and trees.

Rear Gardens

South facing. Patio leading from double doors, pebble walkway to rear, mainly lawned with trees, plants, shrubs and flower beds.

IDEAL FIRST TIME HOME - THREE BEDROOMS - SOUTH FACING REAR GARDENS - DRIVEWAY - OPEN PLAN KITCHEN DINING ROOM - PATIO - SUPERBLY LOCATED - AVAILABLE NOW - UNFURNISHED - HOLDING DEPOSIT REQUIRED

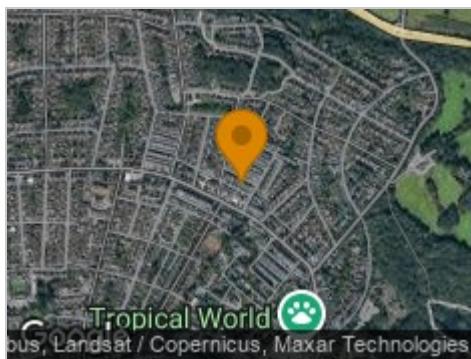
This fabulous extended three bedroom semi-detached property is an ideal first time home, available now and unfurnished. Located on a quiet street within easy distance of Street Lane and all it has to offer, the property is close to shops, restaurants, bars, Roundhay Park, Canal Gardens and other great amenities near by. Externally there is a block paved driveway and south facing rear garden. Internally it briefly comprises; entrance hall, lounge, kitchen dining room and sun room on the ground floor. On the first floor there are two double bedrooms, landing, house bathroom and a further double bedroom. Energy rating - C



Road Map



Hybrid Map



Terrain Map



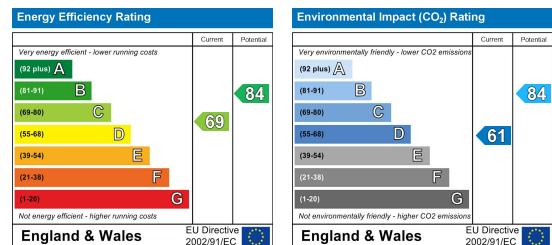
Floor Plan



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.