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52 Kedleston Road, Roundhay, Leeds, LS8 2BJ
Energy Rating: C | Council Tax Band: C
Asking Price £425,000

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SUPERB FAMILY HOME – THREE BEDROOM SEMI-DETACHED - OPEN PLAN KITCHEN DINING ROOM - FOUR PIECE BATHROOM SUITE – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE - EXCELLENT OPPORTUNITY TO EXTEND THE PROPERTY SUBJECT TO PLANNING – ROUNDHAY – EXCELLENT MOVE IN READY CONDITION

Having recently been renovated to a great standard, this three bedroom semi-detached family home is in excellent move in ready condition. Located in the heart of Roundhay, the property is close to good and outstanding schools, cafes, bars, shops, restaurants, bars, pubs and Transport links as well as Roundhay Park with all it has to offer. There are gardens to the front and rear, a detached garage and driveway externally. Internally it briefly comprises; entrance hall, lounge, store room and open plan kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and four piece house bathroom. Energy Rating - C

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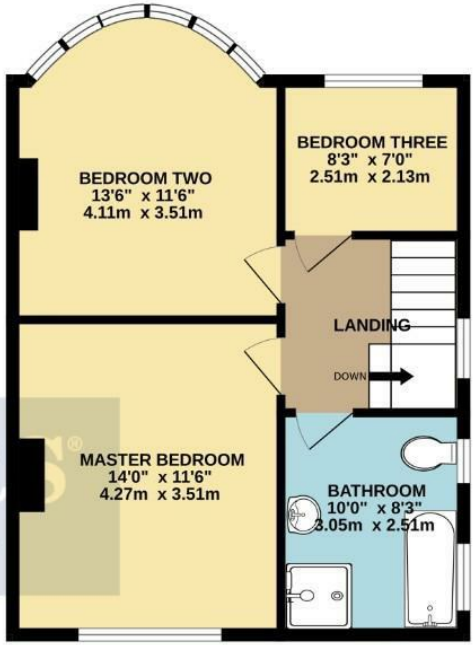
GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



KEDLESTON ROAD, ROUNDHAY, LEEDS, LS8 2BJ

TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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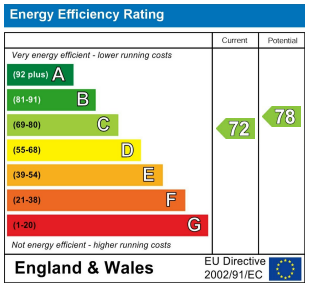
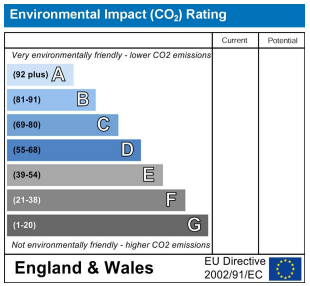




Entrance Hall
11'6" (max) - 7'9" (max)
Radiator and stairs to the upper level.

Lounge
13'6" (max) - 12'3" (max)
Radiator, electric fire with surround and bay window.

Kitchen Dining Room
20'0" (max) - 14'0" (max)
Stainless steel sink with drainer, hob with extractor over, fan oven, tiled splash back, radiator, under counter fridge, integrated microwave, door to the side, double doors to the rear garden patio, electric fire with surround, tiled floor, quartz work surfaces with breakfast bar and a range of wall and base units.

Store Room
3'0" (max) - 2'9" (max)
Housing the boiler.

Landing
8'3" (max) - 7'0" (max)
Loft access and stairs to the lower level.

Master Bedroom
14'0" (max) - 11'6" (max)
Radiator.

Bedroom Two
13'6" (max) - 11'6" (max)
Radiator and bay window.

Bedroom Three
8'3" (max) - 7'0" (max)
Radiator.

Bathroom
10'0" (max) - 8'3" (max)
Half tiled walls, tiled floor, panel bath, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

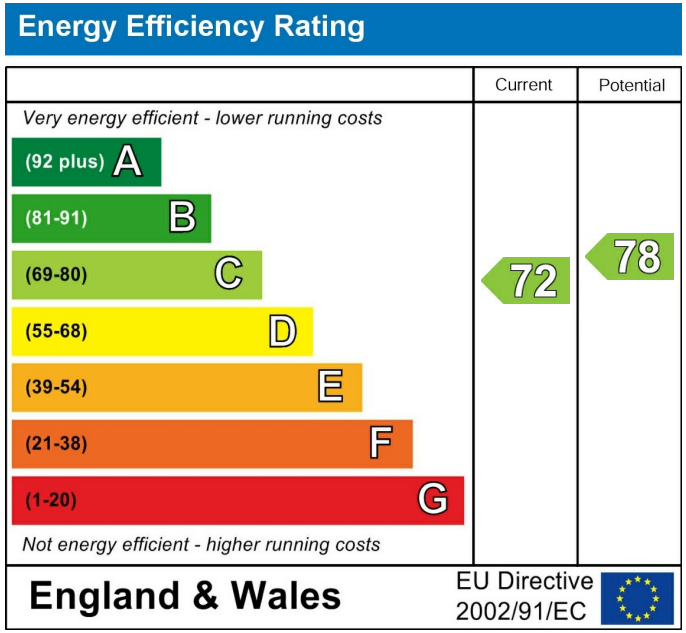
Front Garden
Grassed lawns and mature hedges forming a border.

Driveway
Resin finished with parking for several vehicles.

Outdoor Storage
5'0" (max) - 3'0" (max)

Detached Garage
18'0" (max) - 9'3" (max)
Power, lights and up and over door.

Rear Garden
Grassed lawns, mature trees, plants, shrubs, flower beds and bushes. There is a patio to the rear of the property with stairs leading to the main garden.



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.

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