



**HUNTERS®**

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**1 Norman Terrace, Roundhay, Leeds, LS8 2AP**

Energy Rating: TBC | Council Tax Band: C

Asking Price £370,000



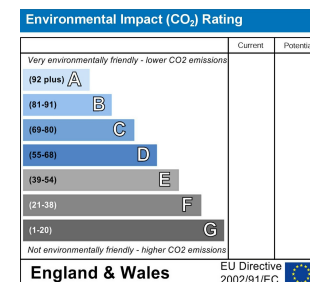
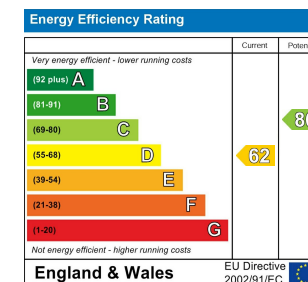
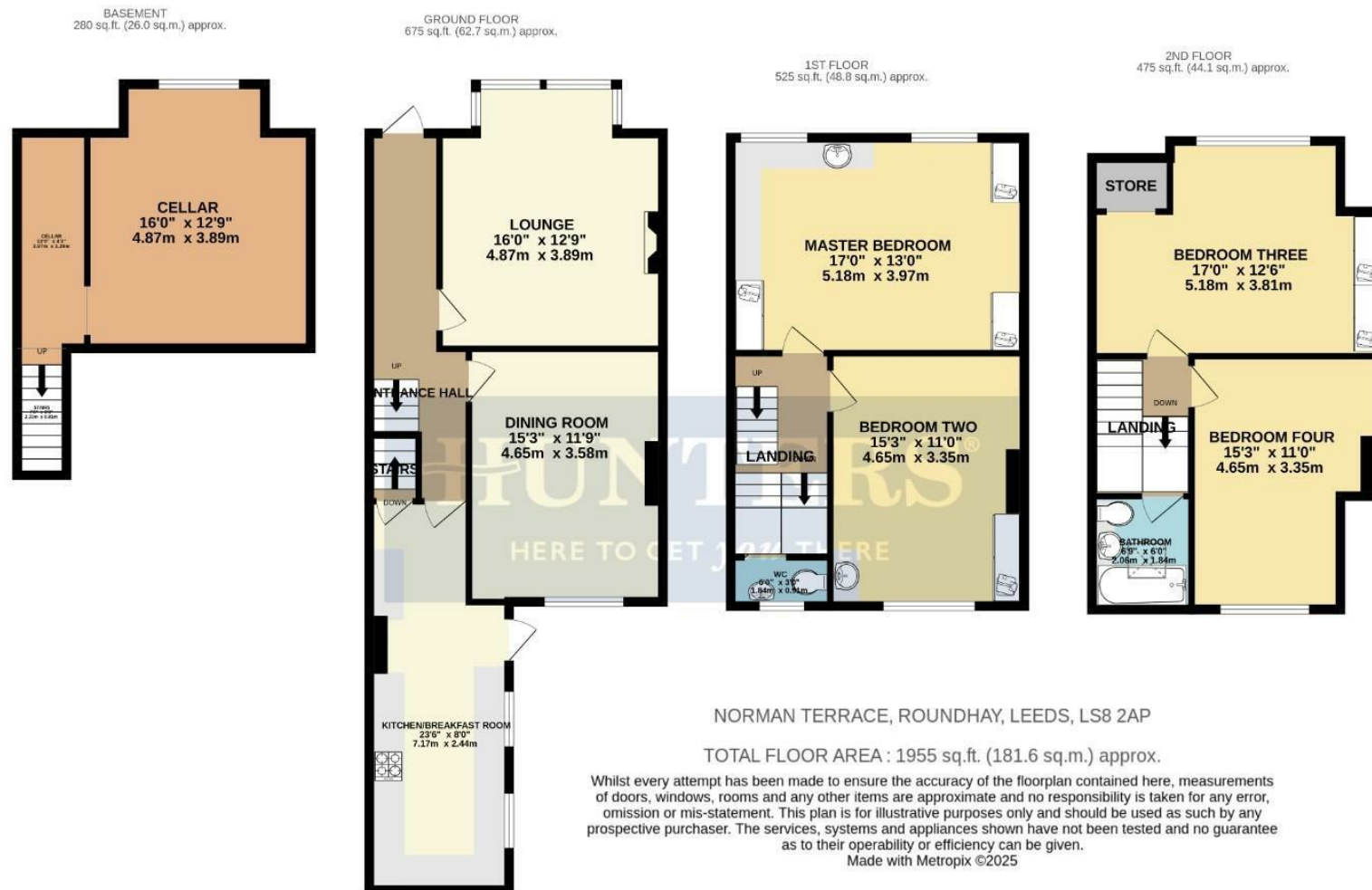
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FANTASTIC FIRST-TIME BUYER OPPORTUNITY – SPACIOUS FAMILY HOME – FOUR DOUBLE BEDROOMS – MOVE IN READY – END-TERRACE PROPERTY – TWO RECEPTION ROOMS – FRONT AND REAR YARDS – BATHROOM AND SEPARATE W/C – BASEMENT – ROUNDHAY LOCATION

An ideal home for first-time buyers, growing families, or anyone seeking well-proportioned living space, this four bedroom, end of terrace house is in move in ready condition and offers a great opportunity to settle in a desirable location. Situated in the heart of Roundhay, the property is within easy distance of good and outstanding Primary and Secondary schools, bars, cafes, shops, transport links, and, of course, Roundhay Park with all it has to offer. There are yards to the front and rear, externally. Internally it briefly comprises; entrance hall, lounge, dining room and kitchen breakfast room on the ground floor. On the first floor, there are two double bedrooms, landing and separate w/c. On the second floor there are two further double bedrooms, landing and house bathroom. There is a basement below with one main room and a hallway. Energy Rating - TBC

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**Entrance Hall**

22'3" (max) - 6'0" (max)

Radiator and stairs to the upper level.

**Lounge**

16'0" (max) - 12'9" (max)

Gas fire with surround, bay window and radiator.

**Dining Room**

15'3" (max) - 11'9" (max)

Radiator.

**Kitchen Breakfast Room**

23'6" (max) - 8'0" (max)

Gas hob with extractor over, double fan oven, stainless steel sink with drainer, door to the rear yard, stairs to the basement and a range of wall and base units.

**First Floor Landing**

12'3" (max) - 6'0" (max)

Stairs to the upper and lower level.

**Master Bedroom**

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

Built in wardrobes, built in dressing table, radiator and wash hand basin.

**Bedroom Two**

15'3" (max) - 11'0" (max)

Radiator, built in wardrobes and wash hand basin with pedestal under.

**Separate W/C**

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

Wash hand basin and w/c.

**Second Floor Landing**

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

Stairs to the lower level.

**Bedroom Three**

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

Radiator, built in wardrobes, under eaves storage and wash hand basin with pedestal under.

**Bedroom Four**

15'3" (max) - 11'0" (max)

Radiator.

**House Bathroom**

6'9" (max) - 6'0" (max)

Fully tiled walls and floor, panel bath with shower over, wash hand basin, heated towel rail, velux window and w/c.

**Basement Hallway**

13'0" (max) - 4'3" (max)

With stairs to the upper level.

**Basement**

16'0" (max) - 12'9" (max)

Boiler, power and lights.


**Front Yard**

Paved area with bushes, plants and hedges,.

**Rear Yard**

Paved area with gate to the back street.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



















