



HUNTERS®
HERE TO GET *you* THERE

1 Norman Terrace, Roundhay, Leeds, LS8 2AP
Energy Rating: TBC | Council Tax Band: C
Asking Price £370,000

1 Norman Terrace, Roundhay, Leeds, LS8 2AP

Asking Price £370,000

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

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242

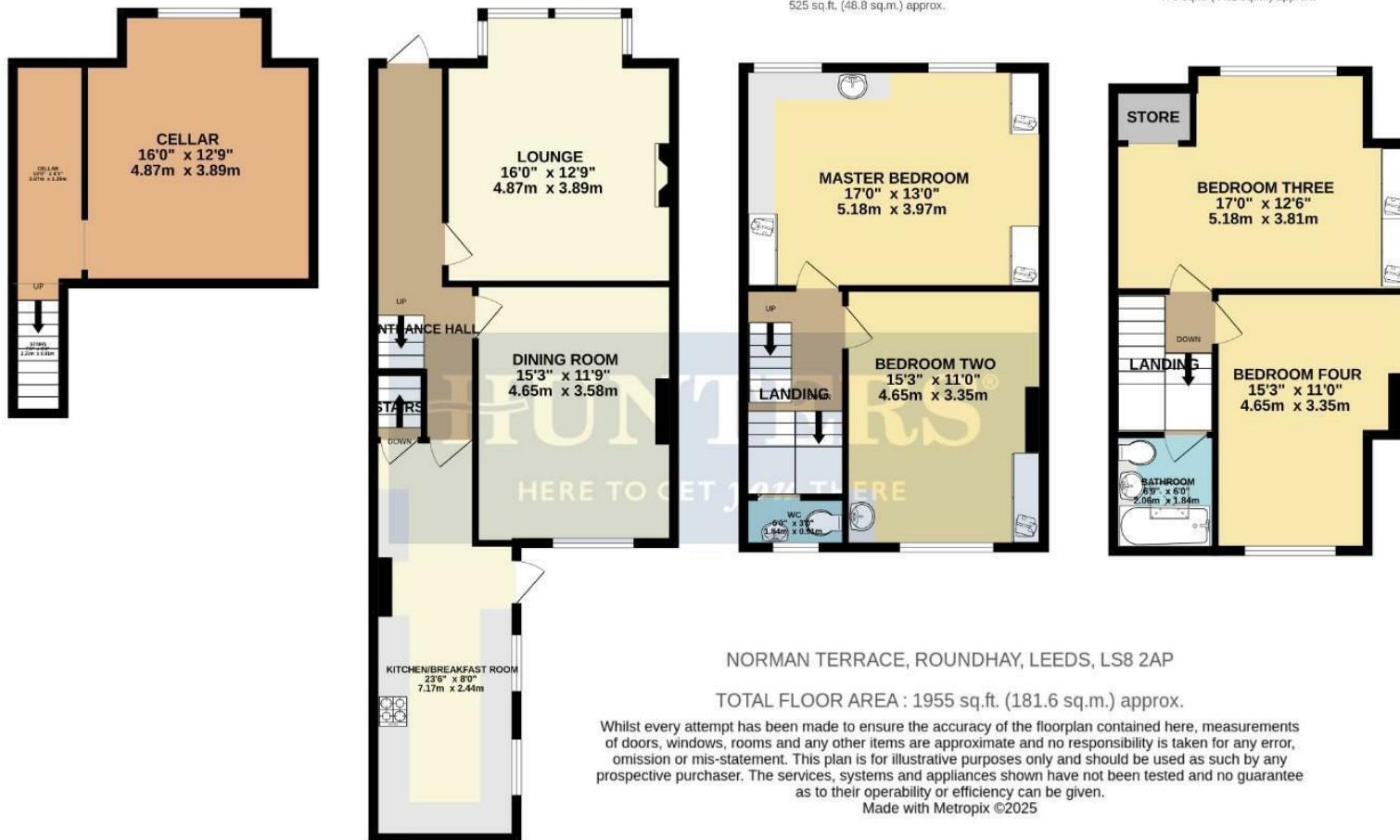
northleeds@hunters.com | www.hunters.com

BASEMENT
280 sq.ft. (26.0 sq.m.) approx.

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
525 sq. ft. (48.8 sq.m.) approx.

2ND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



NORMAN TERRACE, ROUNDHAY, LEEDS, LS8 2AP

TOTAL FLOOR AREA : 1955 sq.ft. (181.6 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.

The chart shows the Energy Efficiency Rating for England & Wales, based on the EU Directive 2002/03/EC. The scale ranges from 'Very energy efficient - lower running costs' (A) to 'Not energy efficient - higher running costs' (G). The current rating is A (92 plus). The potential rating is 80, with a progress arrow pointing to 62.

Rating	Score Range	Current	Potential
A	(92 plus)	Very energy efficient - lower running costs	92
B	(81-91)		81
C	(69-80)		74
D	(55-68)		62
E	(39-54)		54
F	(21-38)		21
G	(1-20)	Not energy efficient - higher running costs	1

EU Directive 2002/03/EC

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			

EU Directive 2002/91/EC

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)

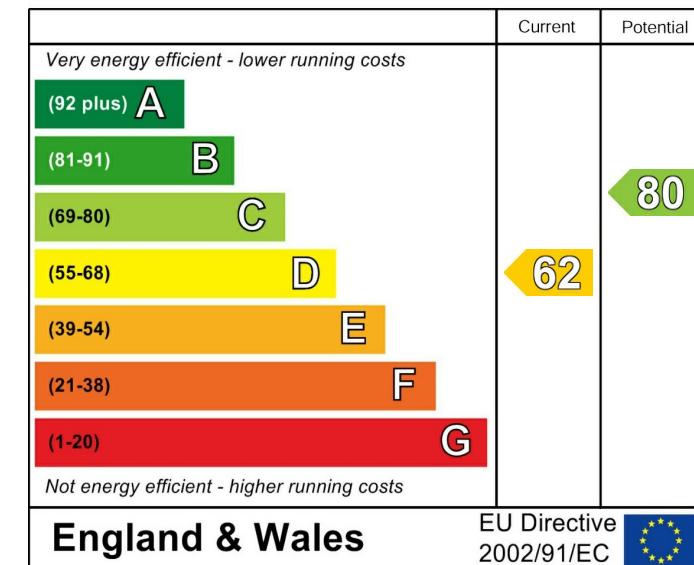
Boiler, power and lights.

Front Yard

Paved area with bushes, plants and hedges.,

Rear Yard

Paved area with gate to the back street.

Energy Efficiency Rating

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.

