

HUNTERS®

HERE TO GET *you* THERE



Ridgeway

Roundhay, Leeds, LS8 4DF

Offers Over £250,000

 3  1  2  TBC

Council Tax: C



70 Ridgeway

Roundhay, Leeds, LS8 4DF

Offers Over £250,000



Open Porch

6'6" (max) - 2'0" (max) (1.98m (max) - 0.61m (max))

Entrance Hall

12'0" (max) - 6'6" (max) (3.66m (max) - 1.98m (max))

Stairs to the upper level.

Lounge

14'3" (max) - 10'9" (max) (4.34m (max) - 3.28m (max))

Open fire, bay window and open plan to dining room.

Dining Room

14'0" (max) - 10'9" (max) (4.27m (max) - 3.28m (max))

Open fire, bay window and open plan to lounge

Kitchen

9'9" (max) - 6'6" (max) (2.97m (max) - 1.98m (max))
Stainless steel sink, half tiled walls and door to the side.

Landing

8'3" (max) - 6'6" (max) (2.51m (max) - 1.98m (max))
Stairs to the lower level and loft access.

Master Bedroom

14'3" (max) - 10'9" (max) (4.34m (max) - 3.28m (max))

Feature fire place, bay window and built in wardrobes.

Bedroom Two

14'0" (max) - 10'9" (max) (4.27m (max) - 3.28m (max))

Feature fire place and bay window.

Bedroom Three

7'9" (max) - 6'6" (max) (2.36m (max) - 1.98m (max))

Bathroom

7'3" (max) - 6'6" (max) (2.21m (max) - 1.98m (max))
Tiled walls, built in storage, panel bath with shower over, wash hand basin and w/c.

Front Gardens

Mainly paved areas with dwarf walls and flower beds.

Driveway

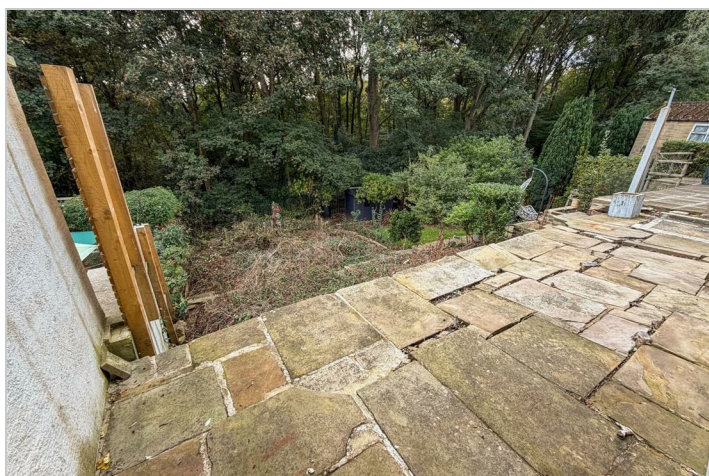
With parking for at least one vehicle.

Rear Gardens

Patio area, stepped level gardens with trees, plants and shrubs.

A GREAT INVESTMENT OPPORTUNITY – ENORMOUS POTENTIAL TO EXTENDED VIA A BASEMENT LEVEL – IN NEED OF COMPLETE RENOVATION – SEMI-DETACHED HOUSE – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – BACKING ONTO WOODLAND AREAS – ROUNDHAY – NO CHAIN

In need of complete renovation and a superb investment opportunity, this three bedroom semi-detached house, has enormous potential to extend to the rear, basement and loft, subject to the appropriate planning permissions. Located on a quiet street in Roundhay, the property is close to good and outstanding Primary and secondary schools such as Kerr Mackie Primary School and Roundhay High School, as well as cafes, shops, bars, pubs, restaurants, transport links and of course Roundhay Park with all it has to offer. There are gardens to the front and rear as well as a driveway, externally. Internally, it briefly comprises; porch, entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - TBC



Road Map



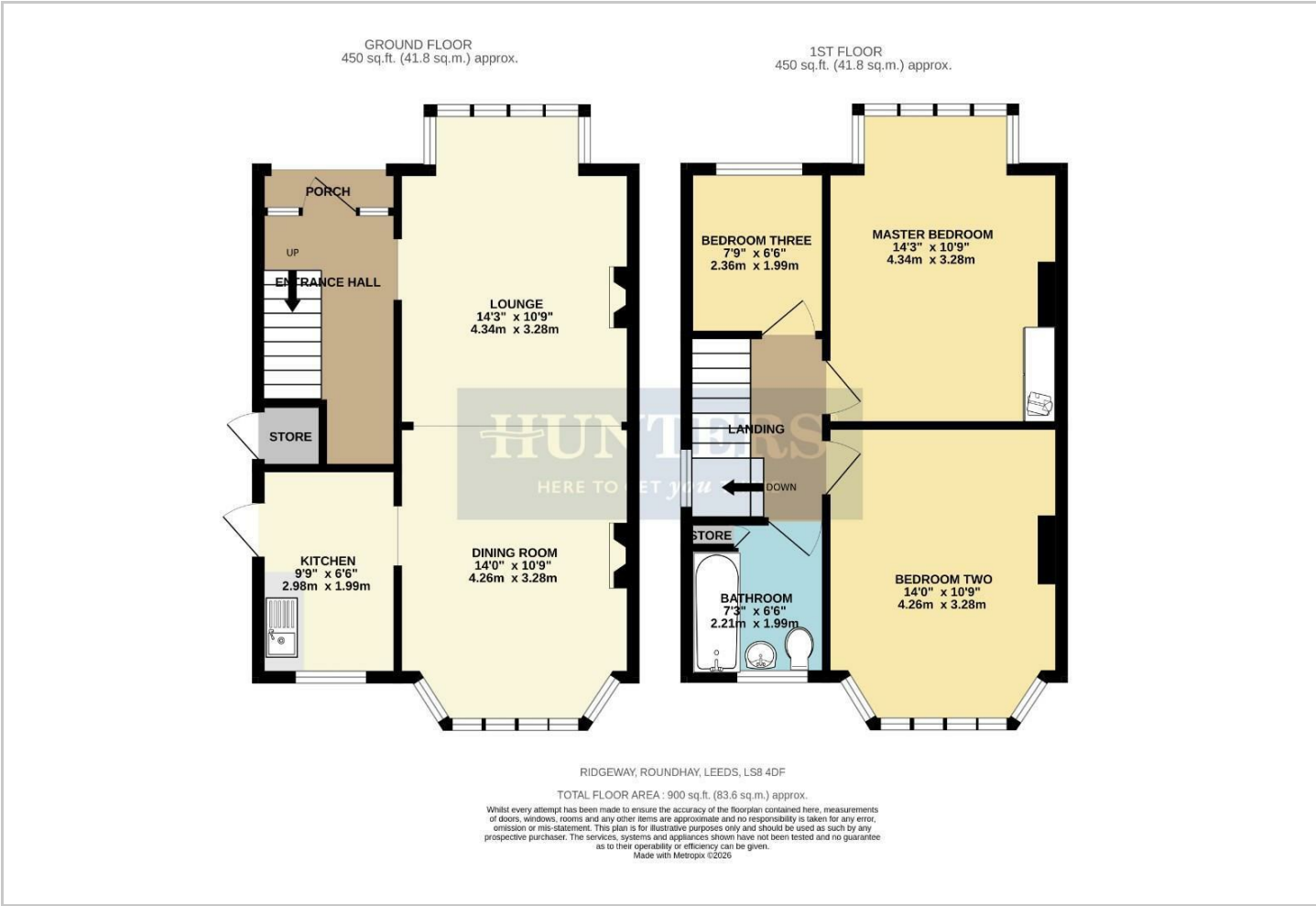
Hybrid Map



Terrain Map



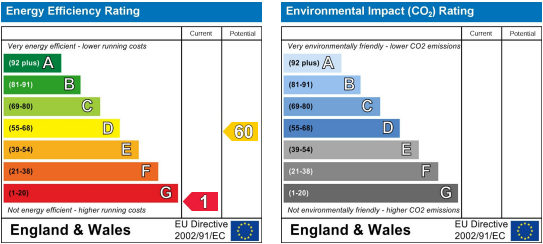
Floor Plan



Viewing

Please contact our Hunters North Leeds 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.