



Roper Avenue, Leeds LS8 1LG

welcome to

Roper Avenue, Leeds

We are pleased to present this three-bedroom semi-detached home, benefiting from front and rear gardens, a driveway, and a garage. The property offers well-proportioned rooms throughout with a practical layout, and it is in ready-to-move-into condition.* Viewing is recommended. *



Roper Avenue Ground Floor

Porch

Stepping into the entrance porch, you're greeted by a door and double-glazed windows, creating a bright and practical area ideal for additional storage.

Hallway

The hallway features neutral décor and laminate flooring, with a staircase leading up to the first floor.

Lounge

Located at the front of the property, this room features a large bay window and a fitted radiator. It offers a great amount of space and flows seamlessly into the dining area.

Dining Room

Located at the rear of the property, this room features a large double-glazed window and a fitted radiator, and it opens directly into the lounge for a smooth, connected layout.

Kitchen

The kitchen is situated at the rear of the property and includes two double-glazed windows and a door providing access to the outside. It is fitted with a range of wall and base units, an integrated hob and oven with an extractor fan above, a sink with drainer, and plumbing for a washing machine. The space is finished with tiled splashbacks and laminate flooring for a clean, practical look.

First Floor

Bedroom One

Bedroom one is located at the rear of the property and features a large double-glazed window and a fitted radiator. A full wall of built-in wardrobes and storage provides excellent space, and the room itself is generously sized. It is finished with carpet flooring.

Bedroom Two

Featuring double-glazed bay windows and a fitted radiator, this double bedroom offers a comfortable space and is finished with carpet flooring.

Bedroom Three

A single bedroom situated at the front of the property, featuring a double-glazed window and a fitted radiator.

Bathroom

The bathroom features a side double-glazed window and a fitted radiator. It includes a P-shaped bath with an overhead shower, along with a toilet and wash basin. The walls are partly tiled.

Garage

Located in the rear garden is a single detached garage.

Outside

The property benefits from a driveway at the front that extends toward the rear. The front garden is low-maintenance with paved flooring, offering the potential for additional parking space. The rear garden is fully enclosed, featuring a paved area with the remainder laid to lawn. A single detached garage and a shed are also located within the rear garden.



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welcome to

Roper Avenue, Leeds

- SEMI DETACHED
- THREE BEDROOMS
- FRONT AND REAR GARDEN
- DRIVEWAY AND GARAGE
- READY TO MOVE IN CONDITION

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

offers over

£395,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109579 - 0003

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