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**7 Oakhampton Court, Park Avenue, Roundhay,
Leeds, LS8 2JF**

Energy Rating: | Council Tax Band: D
Asking Price £220,000

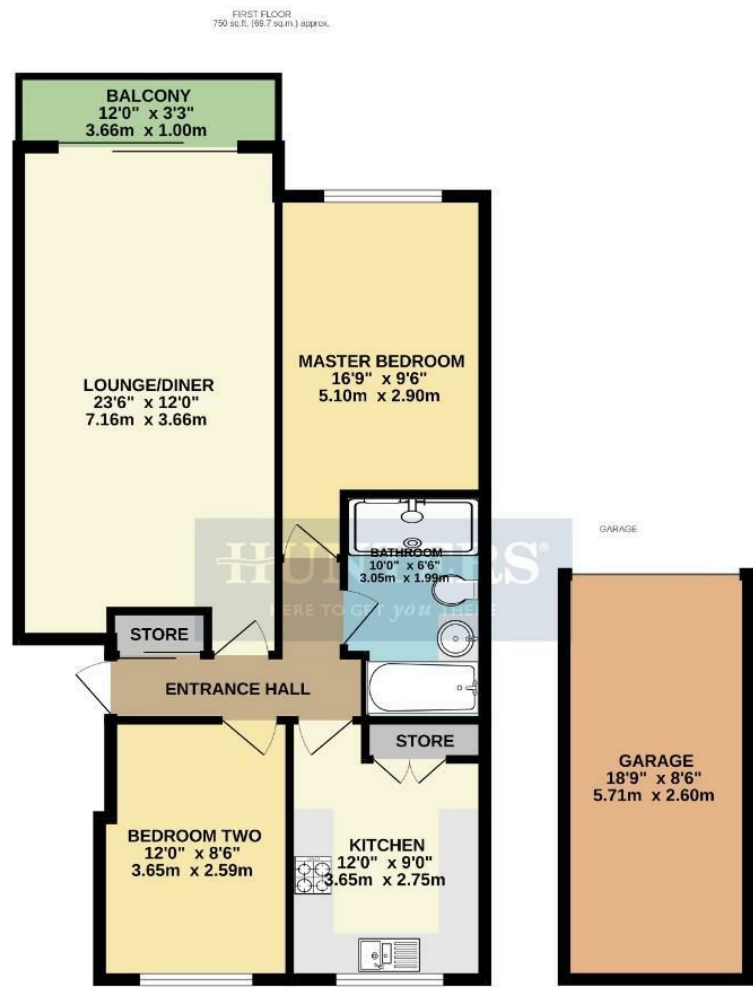
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SUPERB FIRST TIME BUYER OPPORTUNITY – GREAT FOR DOWNSIZERS – FIRST FLOOR APARTMENT – TWO DOUBLE BEDROOMS – MOVE IN READY CONDITION – FOUR PIECE HOUSE BATHROOM – BALCONY OVER LOOKING WATERLOO LAKE – GARAGE - LOCATED IN ROUNDHAY PARK – NO CHAIN

In move in ready condition and available with no chain, this first floor, two bedroom apartment is a superb first time buyer opportunity and ideal for anyone looking to downsize. Located in Roundhay Park, the property is close to everything Roundhay Park has to offer, as well as shops, bars, pubs, cafes, nature walks and transport links, as well as other fantastic amenities close by. There are beautifully maintained communal gardens, a balcony and a private garage, externally. Internally, it briefly comprises; entrance hall, cloak room, lounge dining room, kitchen, two double bedrooms and four piece house bathroom. Energy Rating - C

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OAKHAMPTON COURT, PARK AVENUE, ROUNDHAY, LEEDS, LS8 2JF

TOTAL FLOOR AREA: 750 sq.ft. (69.7 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.
Made with Metrepro 6.2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Entrance Hall

12'0" (max) - 7'6" (max)
Radiator.

Cloak Room

4'6" (max) - 1'3" (max)

Lounge Dining Room

23'6" (max) - 12'0" (max)
Radiators and sliding doors to the balcony.

Balcony

12'0" (max) - 3'3" (max)
With winter and autumn views over Waterloo Lake.

Kitchen

12'0" (max) - 9'0" (max)
Stainless steel sink with drainer, gas hob with extractor over, fan oven, dish washer, washing machine, boiler, tiled splash back and a range of wall and base units.

Master Bedroom

16'9" (max) - 9'6" (max)
Radiator.

Bedroom Two

12'0" (max) - 8'6" (max)
Radiator.

House Bathroom

10'0" (max) - 6'6" (max)
Fully tiled walls and floor, tiled bath, wash hand basin with pedestal under, shower cubicle with glass enclosure, heated towel rail and w/c.

Garage

18'9" (max) - 8'6" (max)
Up and over garage door.

Communal Gardens

Grassed lawns, mature trees, plant, bushes, flower beds, plants and shrubs.

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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.









