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**15 Earlswood Avenue, Roundhay, Leeds, LS8 2BR**  
Energy Rating: TBC | Council Tax Band: D  
Offers Over £525,000

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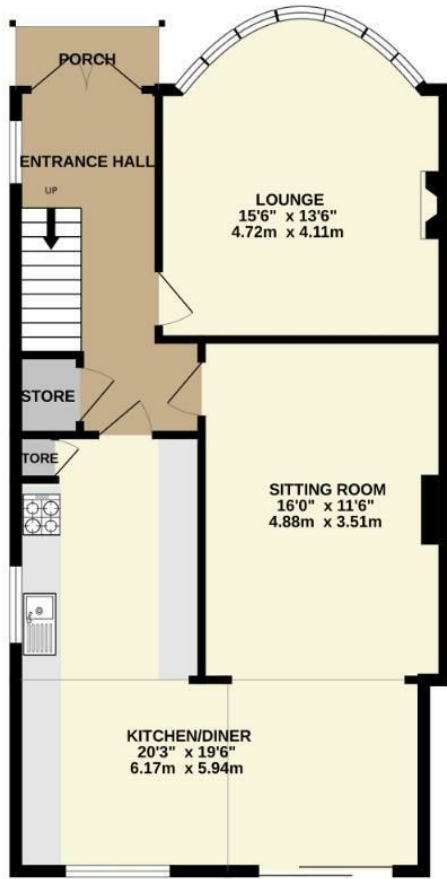
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SUPERB FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – FOUR BEDROOMS – TWO BATHROOMS – THREE RECEPTION ROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – EXCELLENT MOVE IN READY CONDITION – ROUNDHAY

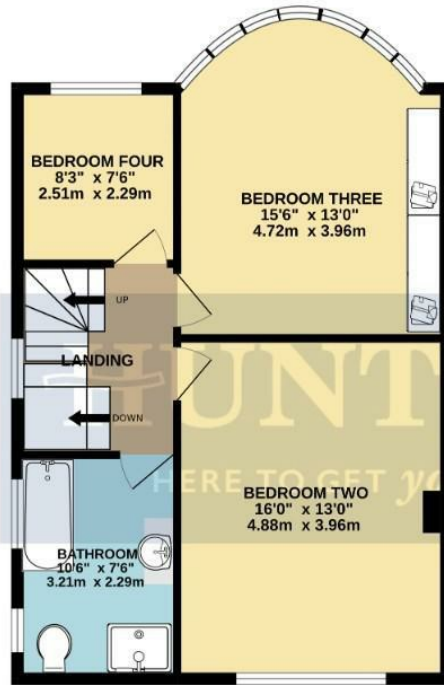
A terrific family home in move in ready condition, this four bedroom extended semi-detached house ticks all the boxes for a verity of different buyers. Located on the always popular Earlswood Avenue in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, shops, bars, cafes, restaurants, pubs, transport links and of course Roundhay Park with all it has to offer. There are gardens to the front and rear, a driveway and detached garage externally. Internally it briefly comprises; open porch, entrance hall, lounge, open plan kitchen dining room and sitting room on the ground floor. On the first floor there are three bedrooms, four piece house bathroom and landing. On the top floor is an ensuite double bedroom and landing. Energy Rating - TBC

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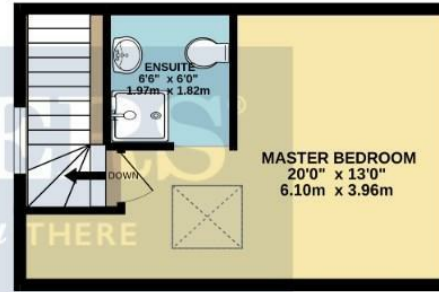
GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (53.3 sq.m.) approx.



2ND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



GARAGE



EARLSWOOD AVENUE, ROUNDHAY, LEEDS, LS8 2BR

TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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.

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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Open Porch**

6'9" (max) - 3'0" (max)

**Entrance Hall**

16'3" (max) - 8'9" (max)

Radiator and stairs to the upper level.

**Store Room**

3'9" (max) - 3'0" (max)

**Lounge**

15'3" (max) - 13'6" (max)

Radiator, bay window and electric fire with surround.

**Sitting Room**

16'0" (max) - 11'6" (max)

Radiator and open to the kitchen dining room.

**Kitchen Dining Room**

20'3" (max) - 19'6" (max)

Porcelain sink with drainer, double fan oven, further single fan oven, gas hob with extractor over integrated microwave, fridge freezer, tall pantry unit, tiled splash back, boiler radiator, plumbing for washing machine, sliding doors to the gardens and a range of wall and base units,

**First Floor Landing**

8'0" (max) - 7'6" (max)

Stairs to the upper and lower levels.

**Bedroom Two**

16'0" (max) - 13'0" (max)

Radiator.

**Bedroom Three**

15'6" (max) - 13'0" (max)

Built in wardrobes, radiator and bay window.

**Bedroom Four**

8'3" (max) - 7'6" (max)

Radiator.

**Bathroom**

10'6" (max) - 7'6" (max)

Fully tiled walls and floor, panel bath, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c

**Second Floor Landing**

9'6" (max) - 4'9" (max)

Stairs to the lower levels.

**Master Bedroom**

20'0" (max) - 13'0" (max)

Radiator and velux window.

**Ensuite**

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

Tiled floor and half tiled walls, wash hand basin,

**Front Gardens**

Grassed lawns, mature hedges, plants and bushes.

**Driveway**

With parking for at least two vehicles.

**Detached Garage**


18'0" (max) - 9'3" (max)

Barn style doors, power and lights.

**Rear Gardens**

Mainly grassed lawns, patio area, mature trees, plants, bushes, flower beds, hedges, 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.



