



CORNERSTONE

# 86 Kedleston Road, Roundhay, Leeds, LS8 2AU



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# 86 Kedleston Road

## Guide Price £440,000

### Introduction

A Spacious Four-Bedroom, Two-Bathroom Semi-Detached Home.

LS8 | Just off Street Lane | Corner Plot | Garage | Beautiful Location.

Cornerstone are delighted to offer for sale this superb opportunity to purchase a spacious four-bedroom, two-bathroom semi-detached property, ideally positioned and situated on a generous corner plot in the highly sought-after LS8 Roundhay/Moortown area, just off the ever-popular Street Lane.

The property is set on a large corner plot, enjoying a sense of space and privacy. There is ample off-street parking which is catered by a long driveway. The front garden is vast with a large lawn and mature, well-established hedges and trees to the front and adjoining property boundary, making this property feel private. There is a rear courtyard-style garden behind the property, ideal for entertaining or relaxing out of the way. A large garage currently serves as useful storage and as a home gym, but could easily be adapted to suit other needs.

This is a great opportunity to purchase a brilliant home in a prime LS8 location. Viewing is highly recommended.

### Property Overview

This attractive family home offers well-balanced and flexible living accommodation across three floors, making it perfect for growing families or those seeking extra space to work from home.

### The accommodation briefly comprises

- Entrance vestibule
- Spacious hall
- Generous open-plan sitting and dining room
- Well-appointed and spacious kitchen
- Two double bedrooms to the first floor, one with an en-suite shower room
- One single bedroom
- Stylish house bathroom
- A further double bedroom on the second floor
- Additional W.C. on the second floor

### Location Highlights

This property is perfectly located in one of Leeds desirable residential neighbourhoods. Just a stone's throw from the vibrant and cosmopolitan Street Lane, residents enjoy easy access to a fantastic array of boutique shops, stylish bars, cafes, pubs and independent restaurants, offering so much right on your doorstep.

You'll also find Roundhay Park nearby — one of the largest urban parks in Europe — offering 700 acres of parkland, woodlands, lakes, and gardens. It's the perfect place for maybe a morning jog, a weekend family outing, or a tranquil walk with the dog.

Excellent transport links provide easy access to Leeds City Centre, making commuting simple via regular bus routes or by car. The local area is also well served by a range of highly regarded primary and secondary schools, both state and independent, making this an ideal location for families.

### The Potential

Already substantial in size but if not big enough for your current needs or you are looking to create a show stopper of a home then maybe some development might be an opportunity for you. The vendors had plans approved by Leeds City Council in 2021, they have now lapsed and would need to be resubmitted for planning approval but the drawings displayed in our marketing give you an idea of what could be achieved at this fantastic home. The works that were approved in brief comprise a new porch, a single storey side extension, a single storey rear extension and demolition of garage.

### Important Information

TENURE - FREEHOLD.

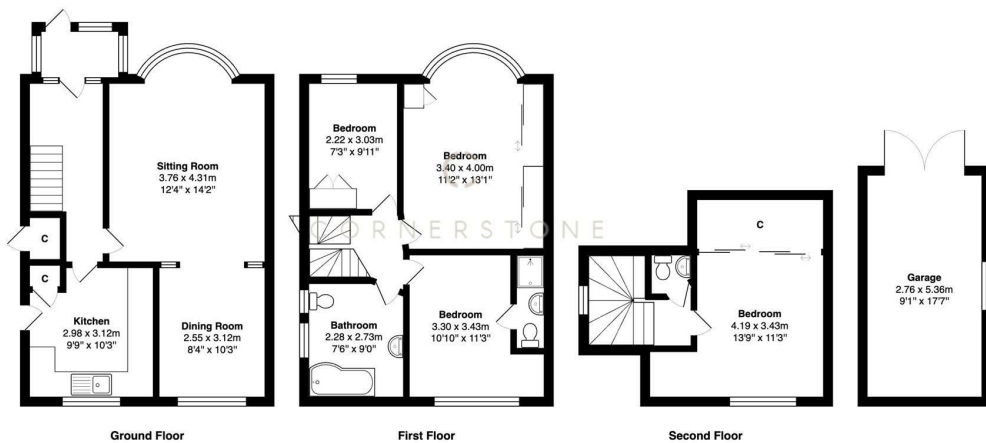
Council Tax Band C.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.





Total Area: 127.5 m<sup>2</sup> ... 1373 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

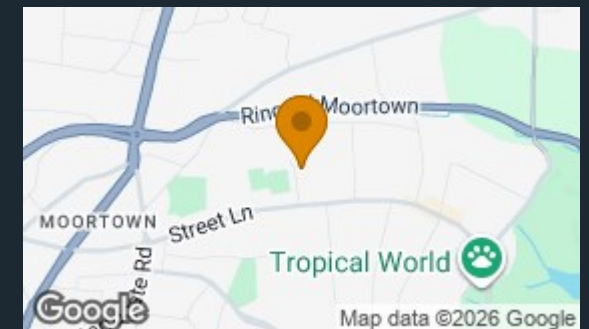
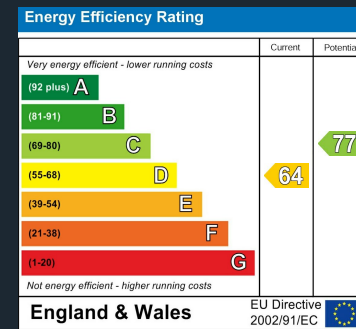
3. Measurements: These approximate room sizes are only intended as general guidance.

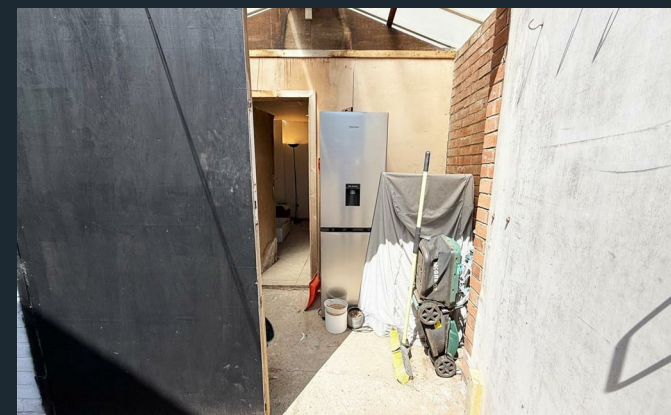
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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