

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Roman Terrace

Roundhay, Leeds, LS8 2DU

Asking Price £350,000

 3  1  2  TBC

Council Tax: C



# 21 Roman Terrace

Roundhay, Leeds, LS8 2DU

Asking Price £350,000



## Entrance Hall

14'3" (max) - 7'0" (max) (4.34m (max) - 2.13m (max))

Radiator, storage under the stairs and stairs to the upper level.

## Lounge

13'0" (max) - 12'6" (max) (3.96m (max) - 3.81m (max))

Gas fire with surround, bay window and radiator.

## Dining Room

12'6" (max) - 12'0" (max) (3.81m (max) - 3.66m (max))

Gas fire with surround and radiator.

## Kitchen

9'0" (max) - 7'0" (max) (2.74m (max) - 2.13m (max))

Stainless steel sink with drainer, tiled splash back, boiler, door to the side and a range of wall and base unit.

## Pantry

3'0" (max) - 3'0" (max) (0.91m (max) - 0.91m (max))

## Landing

10'3" (max) - 7'0" (max) (3.12m (max) - 2.13m (max))

Radiator and stairs to the lower level.

## Master Bedroom

13'0" (max) - 12'0" (max) (3.96m (max) - 3.66m (max))

Radiator and bay window.

## Bedroom Two

12'6" (max) - 12'0" (max) (3.81m (max) - 3.66m (max))

Radiator.

## Bedroom Three

7'3" (max) - 7'0" (max) (2.21m (max) - 2.13m (max))

Radiator.

## Shower Room

7'0" (max) - 6'0" (max) (2.13m (max) - 1.83m (max))

Fully tiled walls and floor, shower cubicle with glass enclosure, heated towel rail and wash hand basin with pedestal under.

## Separate W/C

4'0" (max) - 3'0" (max) (1.22m (max) - 0.91m (max))

Tiled walls, tiled floor and w/c.

## Front Gardens

Mature hedges, bushes, flower beds, plants and shrubs.

## Driveway

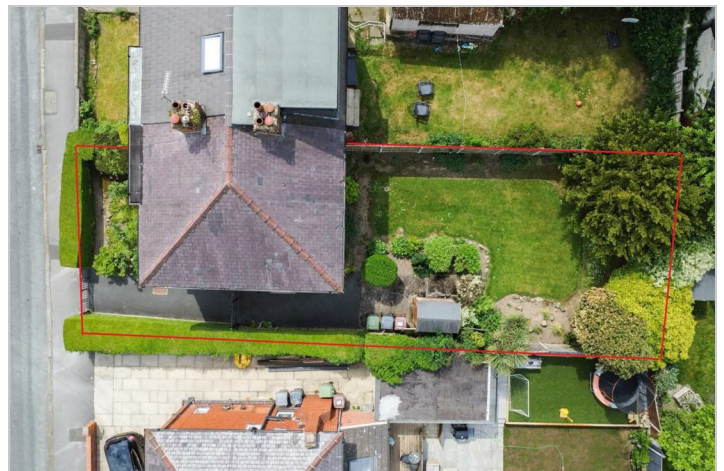
Gated, with parking for at least one vehicle.

## Rear Gardens

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

**SUPERB POTENTIAL TO EXTEND SUBJECT TO PLANNING – SEMI-DETACHED HOUSE – THREE BEDROOMS – SEPARATE LOUNGE AND DINING ROOM - IN NEED OF MODERNISATION – GARDENS TO THE FRONT AND REAR – DRIVEWAY – ROUNDHAY - NO CHAIN**

In need of modernisation, but with excellent potential to extended subject to planning, this three bedroom semi-detached house has the makings of a terrific family home. Located in the heart of Roundhay, the property is close to good and outstanding schools, cafes, restaurants, shops, bars, pubs, transport links and of course Roundhay Park with all it has to offer, as well as other great amenities close by. There are gardens to the front and rear as well as a driveway, externally. Internally, it briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor, there are three bedrooms, bathroom and separate w/c. Energy Rating - TBC



## Road Map



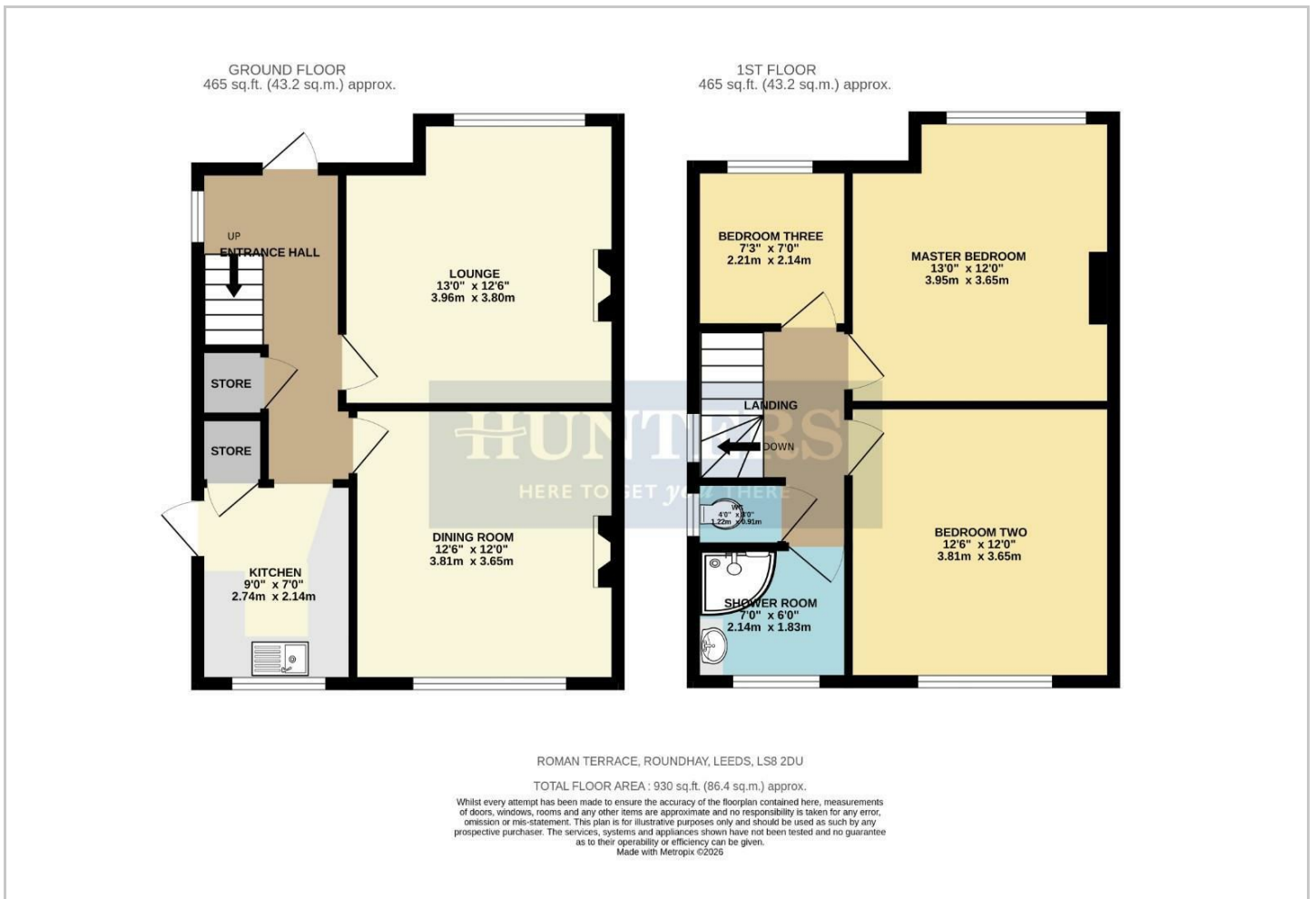
## Hybrid Map



## 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.