



**HUNTERS**<sup>®</sup>  
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**11 Chelwood Avenue, Roundhay, Leeds, LS8 2BA**  
Energy Rating: D | Council Tax Band: C  
Offers Over £500,000

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EXCELLENT FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – FOUR BEDROOMS – TWO BATHROOMS – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DRIVEWAY – SECLUDED PLOT OVERLOOKING GREEN SPACES – MOVE IN READY CONDITION – ROUNDHAY

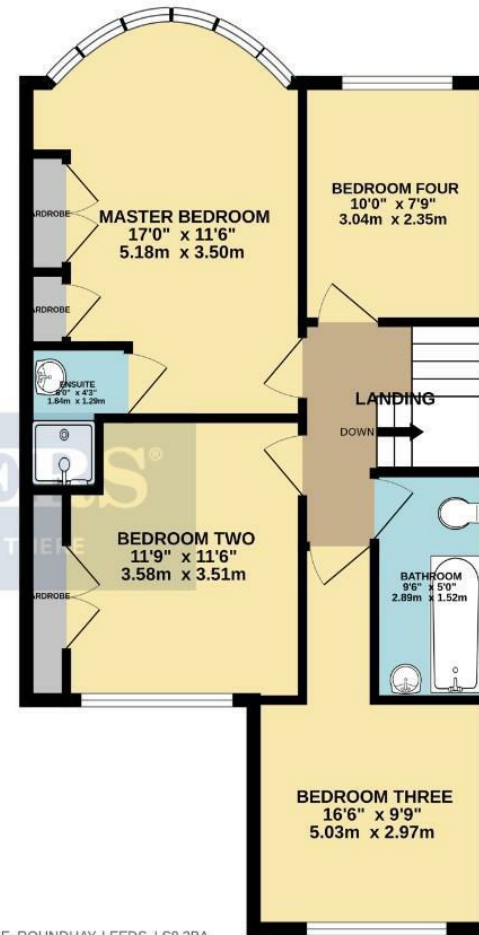
A perfect family home, this four bedroom semi-detached house has been extended to the rear and side with more potential to extend into the loft subject to appropriate planning permissions. Located in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, shops, bars, cafes, restaurants, pubs, transport links and of course Roundhay Park with all it has to offer. There are gardens to the front, side and rear, as well as a driveway externally. Internally it briefly comprises; entrance hall, lounge, open plan kitchen dining room, snug, rear porch, downstairs w/c and utility cupboard on the ground floor. On the first floor there is a double bedroom with an ensuite shower room, three further bedrooms, house bathroom and landing. Energy Rating - D

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GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



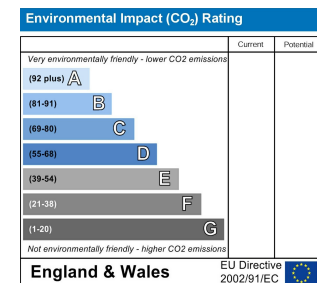
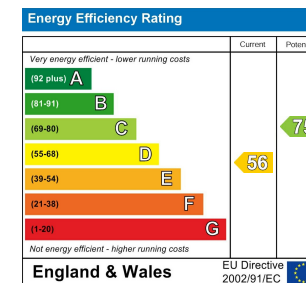
1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



CHELWOOD AVENUE, ROUNDHAY, LEEDS, LS8 2BA

TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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**Entrance Hall**

14'6" (max) - 6'0" (max)  
Radiator and stairs to the upper level.

**Store Room One**

3'3" (max) - 3'0" (max)  
Housing the combi boiler.

**Store Room Two**

3'0" (max) - 3'0" (max)  
Full height and with power.

**Lounge**

17'6" (max) - 12'6" (max)  
Gas fire with surround, radiator, bay window with hardwood fitted shutters and wall lights.

**Snug**

11'3" (max) - 8'6" (max)  
Radiator and opening to the kitchen dining room.

**Kitchen Dining Room**

20'9" (max) - 17'9" (max)  
Inset stainless steel sink to quartz worktops, integrated microwave, fan oven, induction hob, tiled splash back, tiled floor, radiator, dish washer, wine cooler, full length integrated fridge, full length integrated freezer, two sets of double doors to the rear gardens, Velux window, breakfast bar and a range of wall and base units.

**Porch**

9'6" (max) - 3'3" (max)  
Door to the driveway, tiled floor and radiator.

**Utility Cupboard**

3'6" (max) - 3'0" (max)  
With plumbing for a washing machine and with power.

**Downstairs W/C**

6'0" (max) - 3'0" (max)  
Tiled floor, corner sink, heated towel rail and w/c.

**Landing**

8'0" (max) - 7'9" (max)  
Loft access and stairs to the lower level.

**Master Bedroom**

17'0" (max) - 11'6" (max)  
Radiator, bay window and built in wardrobes,

**Ensuite Shower Room**

6'0" (max) - 4'3" (max)  
Tiled floor, shower cubicle with glass enclosure and wash hand basin.

**Bedroom Two**

11'9" (max) - 11'6" (max)  
Radiator and built in wardrobes.

**Bedroom Three**

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

**Bedroom Four**

10'0" (max) - 7'9" (max)  
Radiator.

**Bathroom**

9'6" (max) - 5'0" (max)  
Tiled floor, half tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

**Front Gardens**

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

**Driveway**

Resin driveway with parking for at least two vehicles and a walkway to the front door and to the rear gardens.


**Under Croft Storage**

With power and lights.

**Rear Gardens**

Grassed lawns, flower beds, mature trees, plants, bushes, shrubs, raised decked area with storage under and storage under the house.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



