

HUNTERS®
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79 Sutherland Avenue, Roundhay, Leeds, LS8 1BY
Energy Rating: TBC | Council Tax Band: E
Asking Price £525,000

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EXCELLENT DEVELOPMENT POTENTIAL - UNIQUE DETACHED FAMILY HOME – TWO/THREE BEDROOM HOUSE – TWO BATHROOMS – GARDENS TO THE FRONT AND REAR – DOUBLE DETACHED GARAGE – DRIVEWAY – DOWNSTAIRS W/C AND UTILITY ROOM – ROUNDHAY – NO CHAIN

Ideal for growing families, second steppers and an great development opportunity, this wonderfully unique detached house has enormous potential. Located on the always popular Sutherland Avenue in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, shops, cafes, restaurants, bars, pubs, transport links and of course Roundhay Park, with all it has to offer. There are gardens to the front and rear, a double detached garage, driveway and balconies, externally. Internally, it briefly comprises; porch, entrance hall, downstairs w/c, lounge dining room, kitchen breakfast room, on the ground floor. On the basement level, is a bedroom/sitting room, shower room and utility room. On the first floor there are two double bedrooms, shower room, landing and store rooms. Energy Rating - TBC

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GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.

1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



SUTHERLAND AVENUE, ROUNDHAY, LEEDS, LS8 1BY

TOTAL FLOOR AREA : 2050 sq.ft. (190.5 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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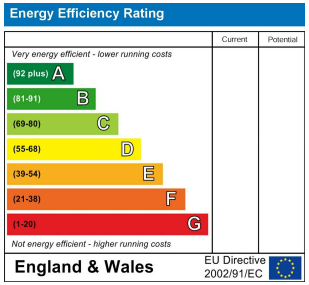
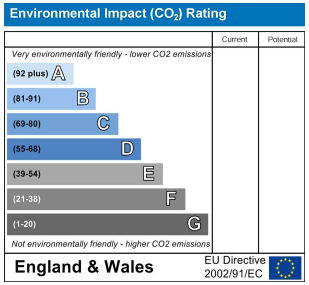




Open Porch
22'6" (max) - 4'0" (max)

Porch
5'6" (max) - 4'0" (max)

Entrance Hall
9'9" (max) - 6'6" (max)
Radiator.

Downstairs W/C
6'6" (max) - 4'0" (max)
Tiled walls, radiator, wash hand basin and w/c.

Lounge Dining Room
24'0" (max) - 18'3" (max)
Split level room, radiator, stairs to the upper level and sliding doors to the balcony.

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

Kitchen Breakfast Room
16'3" (max) - 11'0" (max)
Stainless steel sink with drainer, fan oven, microwave, tiled splash back, tiled floor, electric hob, spiral staircase to the lower level and a range of wall and base units.

Conservatory
13'0" (max) - 5'9" (max)
Radiator and door to stairs to the rear gardens.

Basement Level

Bedroom/Sitting Room
14'0" (max) - 10'0" (max)
Radiator and spiral staircase to the upper level.

Hallway
4'9" (max) - 3'3" (max)
Door to the rear gardens.

Shower Room
8'6" (max) - 4'6" (max)
Heated towel rail, shower cubicle with glass enclosure, wash hand basin and w/c.

Utility Room
10'3" (max) - 10'0" (max)
Tiled floor, radiator, butlers style sink and a range of wall and base units.

First Floor Landing
15'9" (max) - 6'6" (max)
Radiator and stairs to the lower level.

Airing Cupboard
4'6" (max) - 4'0" (max)
Housing the boiler.

Store Room
11'6" (max) - 4'6" (max)

Master Bedroom
22'6" (max) - 13'6" (max)
Radiator, built in wardrobes and velux window.

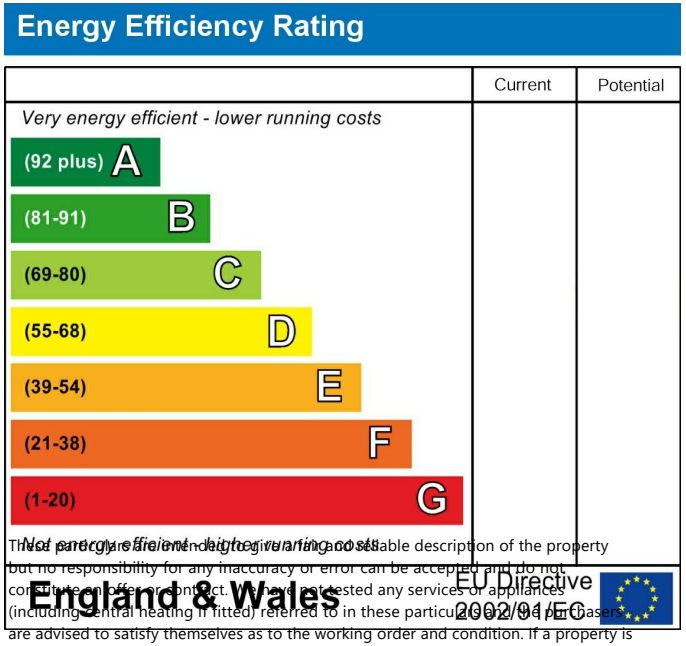
Bedroom Two
22'6" (max) - 12'6" (max)
Radiator, built in wardrobes, velux windows and doors to the balcony.

Balcony
22'5" (max) - 3'6" (max)

Front Gardens
Paved areas, bushes, plants, flower beds, plants and shrubs.

Double Detached Garage
18'6" (max) - 17'9" (max)
Twin up and over garage doors.

Rear Gardens
Paved areas, bushes, plants, flower beds, plants and shrubs.



These particulars are intended to give a fair and reasonable 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. 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.


























X-large
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