

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Roman Place

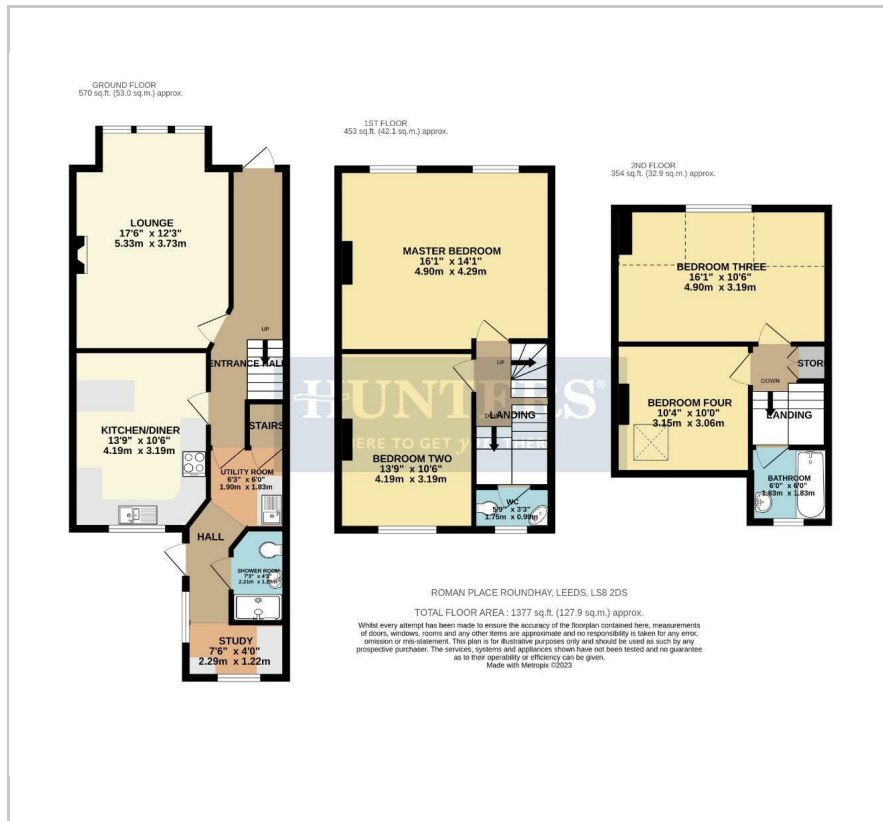
Roundhay, Leeds, LS8 2DS

Offers Over £350,000

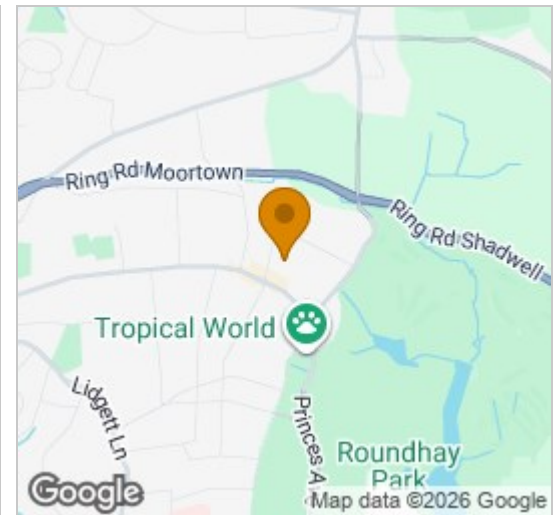


Council Tax: C

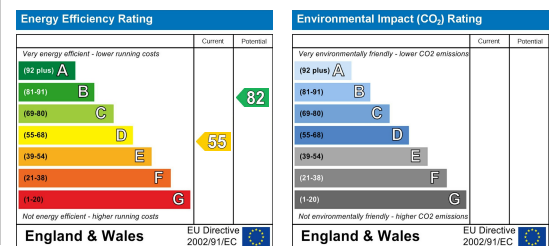
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

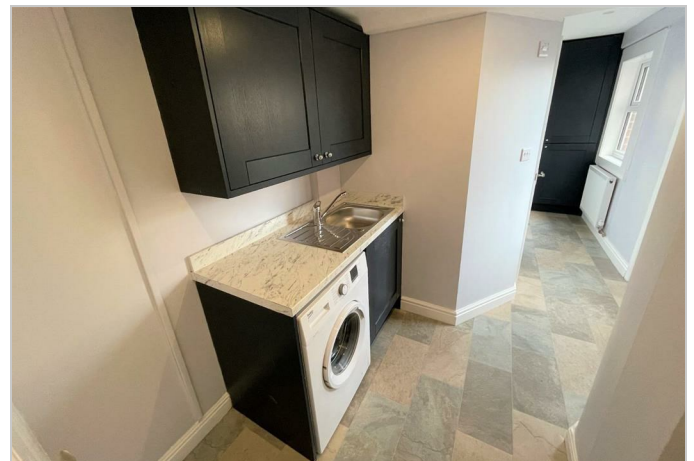
- SUPERB TERRACE HOUSE
- TWO BATHROOMS
- OFFICE
- YARDS TO THE FRONT AND REAR
- ROUNDHAY
- FOUR DOUBLE BEDROOMS
- UTILITY ROOM
- RECENTLY REFURBISHED TO AN EXCELLENT STANDARD
- BASEMENT
- NO CHAIN

SUPERB TERRACE HOUSE – FOUR DOUBLE BEDROOMS – TWO BATHROOMS – UTILITY ROOM – OFFICE AREA – RECENTLY REFURBISHED TO AN EXCELLENT STANDARD – YARDS TO THE FRONT AND REAR – BASEMENT – ROUNDHAY – NO CHAIN

This four bedroom, two bathroom terrace house has recently undergone extensive refurbishment and is available with no chain. Located in the heart of Roundhay, the property is close to good and outstanding schools, restaurants, bars, shops, transport links and of course Roundhay Park with all it has to offer. Outside there are yards to the front and rear. Internally it briefly comprises; entrance hall, lounge, kitchen dining room, utility room, shower room, office and hallway on the ground floor. On the first floor there are two double bedrooms, landing and w/c. On the second floor there are two further double bedrooms, house bathroom and landing. There is a basement area. Energy Rating - D

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.

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## MATERIAL INFORMATION

**Tenure: Freehold**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**