

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Roman Terrace

Roundhay, Leeds, LS8 2DU

Offers Over £250,000



Council Tax: A



# 10 Roman Terrace

Roundhay, Leeds, LS8 2DU

Offers Over £250,000



## Entrance Hall

20'6" (max) - 4'6" (max) (6.25m (max) - 1.37m (max))

Radiator and stairs to the lower level.

## Lounge Dining Room

15'3" (max) - 14'9" (max) (4.65m (max) - 4.50m (max))

Open fire with surround, radiator and bay window overlooking the gardens.

## Separate Kitchen

15'3" (max) - 6'6" (max) (4.65m (max) - 1.98m (max))

Stainless steel sink with drainer, gas hob, fan oven, built in store cupboard, door to the gardens, plumbing for a washing machine and a range of wall and base units.

## Master Bedroom

15'0" (max) - 11'0" (max) (4.57m (max) - 3.35m (max))

Radiator.

## Bedroom Two

12'0" (max) - 8'9" (max) (3.66m (max) - 2.67m (max))

Radiator and bay window overlooking the gardens.,

## Lower Level Landing

16'9" (max) - 6'0" (max) (5.11m (max) - 1.83m (max))

Store room under the stairs and stairs to the upper level.

## Bedroom Three

16'6" (max) - 13'0" (max) (5.03m (max) - 3.96m (max))

Radiator and door to the gardens.

## House Bathroom

14'6" (max) - 5'6" (max) (4.42m (max) - 1.68m (max))

Free standing bath, tiled shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

## Gardens

South facing, grassed lawns, patio area, hedges, plants, bushes, flowerbeds and shrubs.

**IDEAL FIRST TIME BUYER OPPORTUNITY – SUPERB DUPLEX GARDEN APARTMENT – THREE DOUBLE BEDROOMS – PRIVATE SOUTH FACING GARDENS TO THREE SIDES -SEPARATE KITCHEN AND LOUNGE DINING ROOM – AMPLE STORAGE – TERRIFIC ORIGINAL FEATURES – FOUR PIECE BATHROOM – ROUNDHAY**

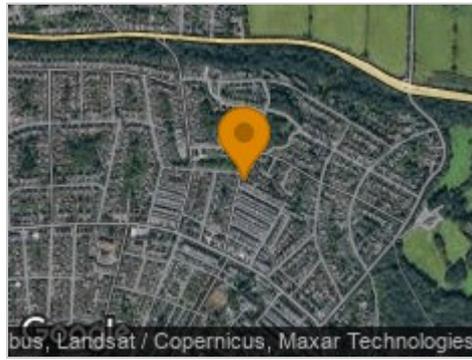
With excellent original features, this duplex garden apartment with three double bedrooms, is a great opportunity for first time buyers, downsizers or anyone looking for a larger than average flat. Located within easy distance of Street Lane with its shopping, cafes, bars, pubs and restaurants, the property is close to good and outstanding schools, transport links and of course Roundhay Park with all it has to offer. There are private south facing gardens to the front and sides externally. Internally, it briefly comprises; entrance hall, lounge dining room, kitchen and two double bedrooms on the ground floor. On the lower level, is a further double bedroom with garden access, four piece house bathroom, store room and landing. Energy Rating - D



## Road Map



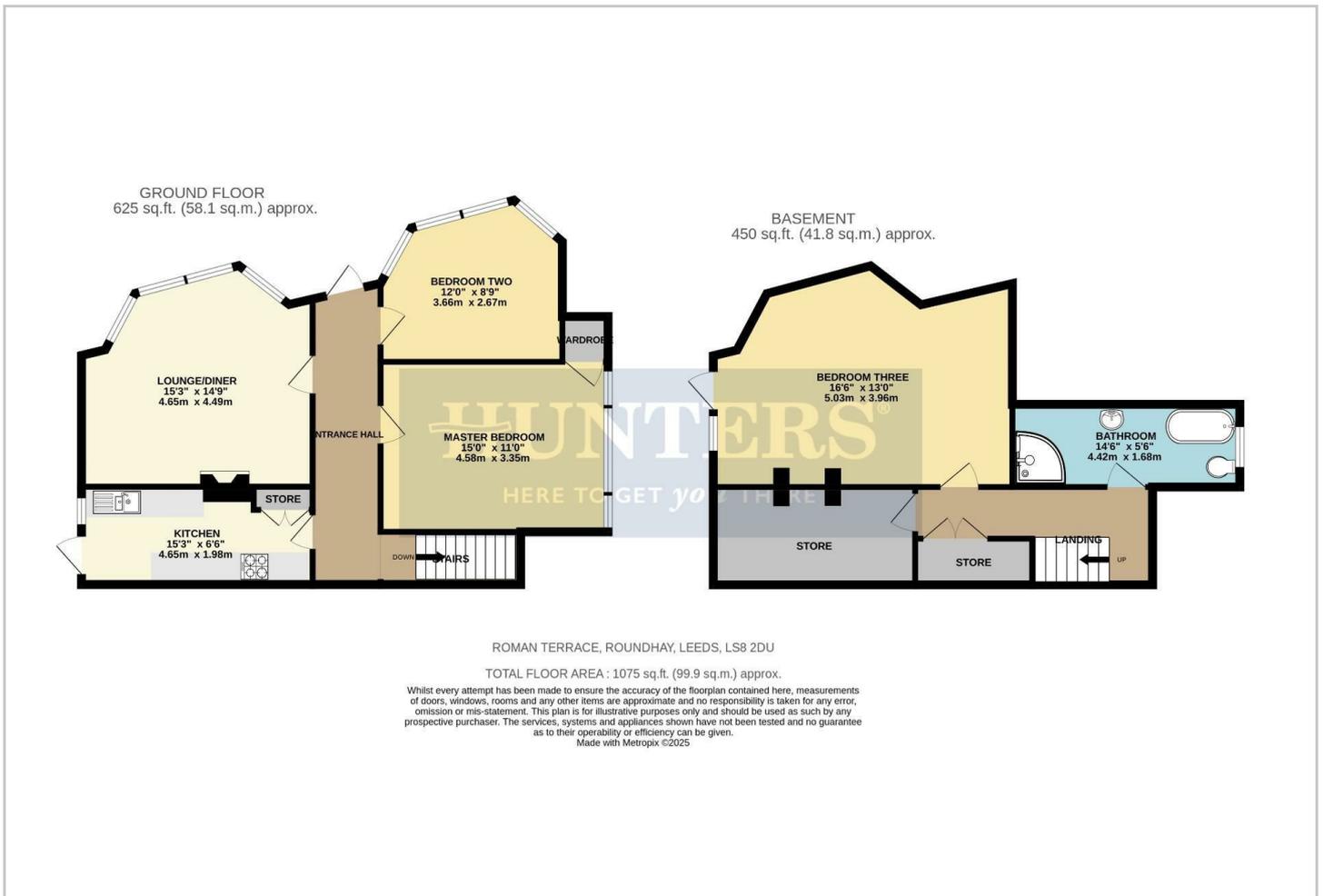
## Hybrid Map



## Terrain Map



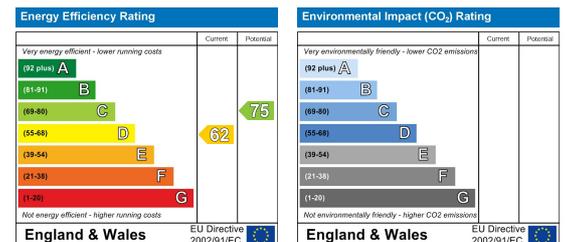
## Floor Plan



## 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.