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**23 Kingswood Drive, Roundhay, Leeds, LS8 2BQ**
Energy Rating: TBC | Council Tax Band: C
Asking Price £535,000

# 23 Kingswood Drive, Roundhay, Leeds, LS8 2BQ

## Asking Price £535,000

FANTASTIC HOME AND IDEAL FOR GROWING FAMILIES – SEMI-DETACHED HOUSE – EXTENDED TO THE REAR AND IN THE LOFT – FOUR BEDROOMS – TWO BATHROOMS – TERRIFIC LARGER THAN TYPICAL WEST FACING PLOT – GARDENS TO THE FRONT AND REAR – DRIVEWAY AND OUTBUILDING CURRENTLY IN USE AS A UTILITY ROOM – ENORMOUS POTENTIAL TO FURTHER EXTEND SUBJECT TO PLANNING – LOCATED IN ROUNDHAY

With huge potential for further additions, subject to appropriate planning permissions, this superb semi-detached family home, has been extended to the rear and into the loft. Located in the heart of Roundhay, the property is close to good and outstanding, primary and secondary schools, shops, restaurants, cafes, pubs, bars, transport links, nature walk, as well as Roundhay Park and Canal Gardens, among other great local amanitas close by. Set in a brilliant larger than typical plot, there are west facing rear gardens, a driveway, outbuilding currently in use as a utility room and further gardens to the front, externally. Internally, it briefly comprises; entrance hall, lounge, store room and open plan kitchen living dining room on the ground floor. On the first floor there are three bedrooms, bathroom, separate w/c and landing. On the top floor is a landing and a master suite with an ensuite shower room. Energy Rating - TBC

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GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.

2ND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

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TOTAL FLOOR AREA : 1600 sq.ft. (148.6 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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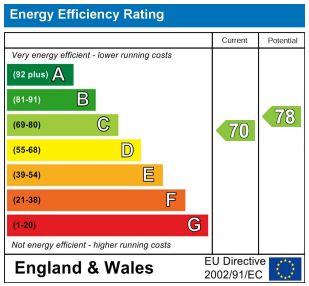
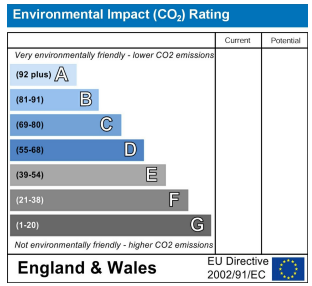


**Entrance Hall**
14'9" (max) - 6'9" (max)
Radiator and stairs to the upper levels.

**Lounge**
15'0" (max) - 12'0" (max)
Gas fire with surround, radiator and bay window.

**Living Kitchen Dining Room**
27'6" (max) - 19'3" (max)

**Living Area**
Radiator, door to the side, store room and Velux windows.

**Kitchen Dining Area**
Double doors to the rear gardens, five ring gas burner with extractor fan over, double fan oven, stainless steel sink with drainer, dish washer, boiler, central island with breakfast bar and a range of wall and base units.

**First Floor Landing**
10'3" (max) - 7'9" (max)
Stairs to the upper and lower levels.

**Bedroom Two**
15'0" (max) - 11'3" (max)
Radiator and bay window.

**Bedroom Three**
14'0" (max) - 11'3" (max)
Radiator and built in wardrobes.

**Bedroom Four**
7'9" (max) - 7'0" (max)
Radiator.

**Bathroom**
7'9" (max) - 7'0" (max)
Tiled floor and half tiled walls, built in storage, corner bath with shower over, wash hand basin and radiator.

**Separate W/C**
4'9" (max) - 3'0" (max)
Tiled floor, half tiled walls and w/c.

**Second Floor Landing**
8'3" (max) - 6'0" (max)
Stairs to the lower levels.

**Master Bedroom**
18'3" (max) - 15'0" (max)
Built in wardrobes, radiator, built in dresser and Velux windows.

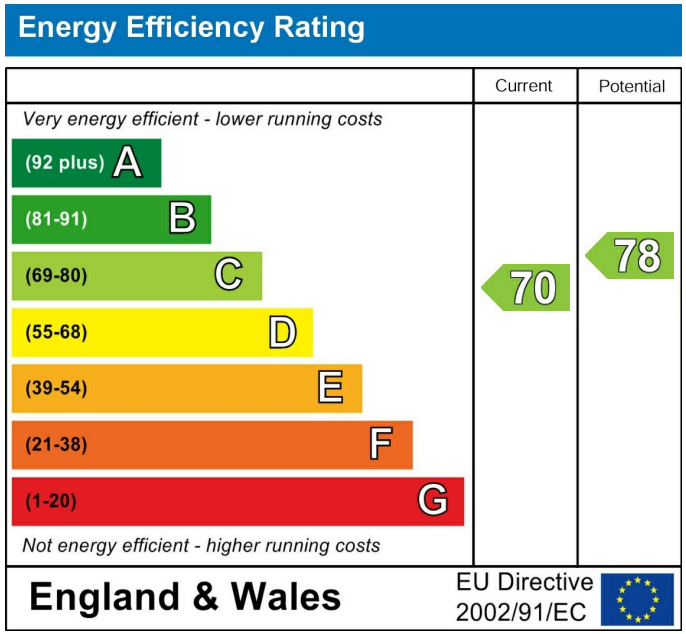
**Ensuite**
10'3" (max) - 4'0" (max)
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

**Front Gardens**
Block paved areas used for additional parking, bushes, trees, flower beds, hedges and shrubs.

**Driveway**
With parking for several vehicles.

**Outbuilding**
15'9" (max) - 9'6" (max)
Power and lights and utility area with plumbing for a washing machine.

**Rear Gardens**
West facing, grassed lawns, patio area, hedges, plants, bushes, shrubs and flower beds.




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.

Articulate