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45 Westcombe Avenue, Roundhay, Leeds, LS8 2BS
Energy Rating: TBC | Council Tax Band: D
Offers Over £475,000

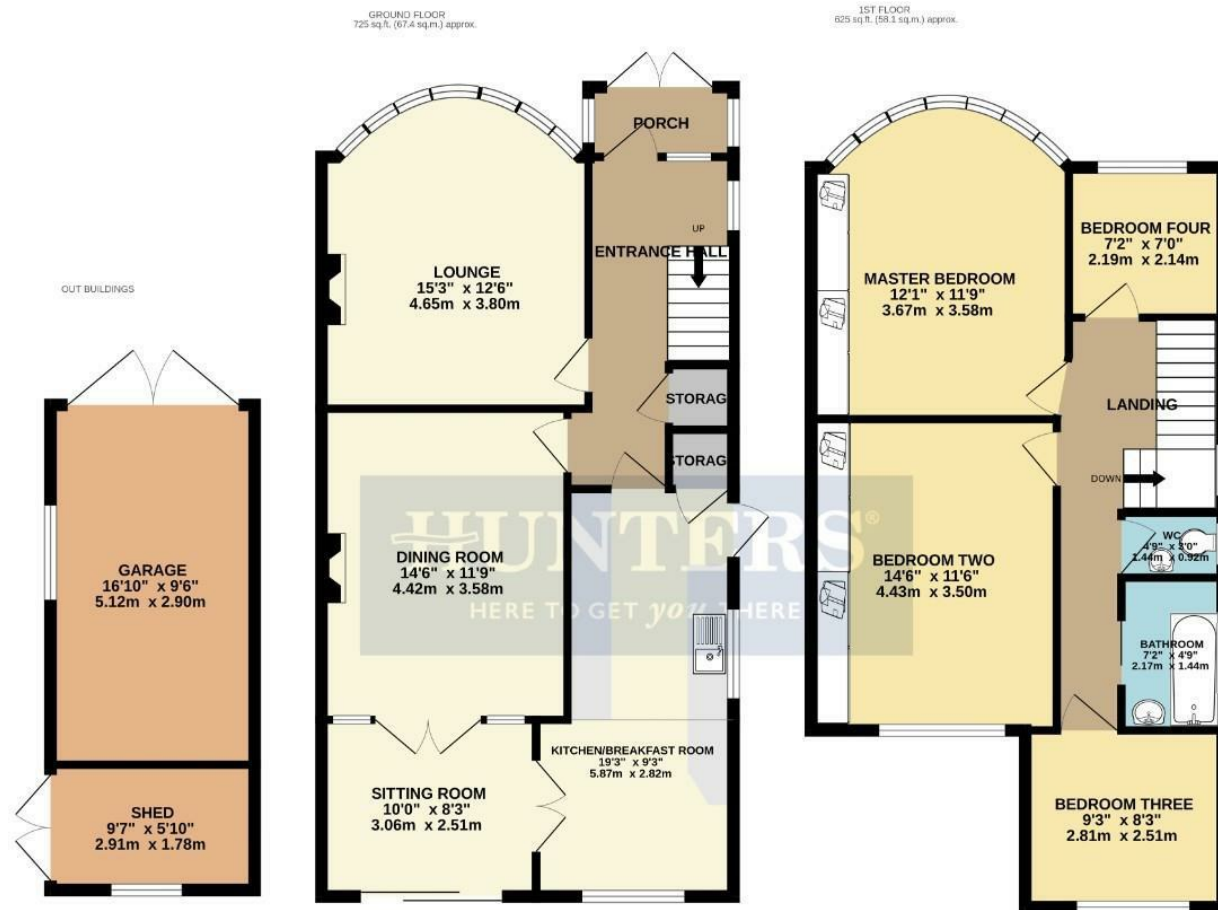
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SUPERB FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE - FOUR BEDROOMS – GREAT POTENTIAL TO EXTEND FURTHER SUBJECT TO PLANNING PERMISSIONS – EXCELLENT WEST FACING REAR GARDENS – FURTHER GARDENS TO THE FRONT – DRIVEWAY AND DETACHED GARAGE - BACKING ONTO PRIVATE WOODLAND - BONUS ROOM IN LOFT – ROUNDHAY

Extended to the rear on the upper and lower levels, four bedroom semi-detached family home has enormous potential to further extend subject to the appropriate planning permissions. Located on a quiet street in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, cafes, bars, shops, restaurants, transport links and of course, Roundhay Park with all it has to offer. Set in an enviable plot backing onto private woodland, there are west facing rear gardens, driveway, detached garage and further gardens to the front, externally. Internally, it briefly comprises; porch, entrance hall, lounge, dining room, sitting room and kitchen breakfast room on the ground floor. On the first floor there are four bedrooms, landing, bathroom and separate w/c. The loft is converted to an occasional room. Energy Rating - TBC

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WESTCOMBE AVENUE, ROUNDHAY, LEEDS, LS8 2BS

TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Porch
 6'9" (max) - 3'3" (max)
 Tiled floor.

Entrance Hall
 15'6" (max) - 7'9" (max)
 Radiator, storage under the stairs and stairs to the upper level.

Lounge
 15'3" (max) - 12'6" (max)
 Bay window, gas fire with surround and radiator.

Dining Room
 14'6" (max) - 11'9" (max)
 Radiator, gas fire with surround and double doors to the sitting room.

Sitting Room
 9'6" (max) - 8'3" (max)
 Radiator, double doors to the kitchen breakfast room and sliding doors to the rear garden.

Kitchen Breakfast Room
 19'3" (max) - 9'3" (max)
 Stainless steel sink with drainer, radiator, door to the side and a range of wall and base units.

Landing
 11'0" (max) - 7'9" (max)
 Stairs to the lower level and loft access.

Master Bedroom
 15'3" (max) - 12'3" (max)
 Bay window, radiator and built in wardrobes.

Bedroom Two
 14'0" (max) - 11'9" (max)
 Radiator and built in wardrobes.

Bedroom Three
 9'3" (max) - 8'3" (max)
 Radiator.

Bedroom Four
 7'3" (max) - 7'0" (max)
 Radiator.

Bathroom
 7'3" (max) - 4'9" (max)
 Half tiled walls, panel bath with shower over, radiator and wash hand basin.

Separate W/C
 4'9" (max) - 3'0" (max)
 Wash hand basin and w/c.

Loft Room
 Accessible from drop down ladder, the spaces is fully floor boarded, a velux window, carpet and various eaves stores with screw-down hatches.

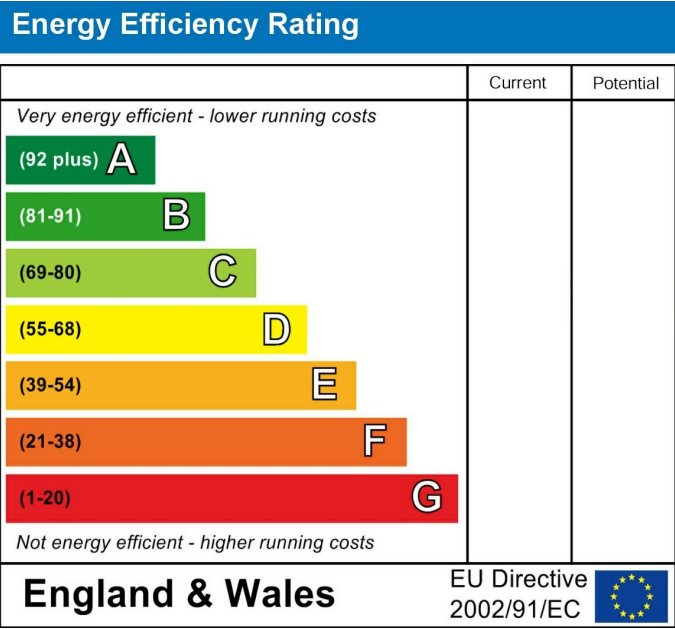
Front Garden
 Paved areas, with raised flower beds, plants, bushes, shrubs and trees.

Driveway
 With parking for several vehicles and leading to the driveway.

Garage
 16'10" (max) - 9'6" (max)
 Barn style doors, power and lights.

Shed
 9'6" (max) - 5'9" (max)
 Barn style doors.

Rear Garden
 Backing onto private woodland, grassed lawns, patio area. flower beds plants, bushes, trees and shrubs.



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.









