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22 Roman Grove, Roundhay, Leeds, LS8 2DT
Energy Rating: TBC | Council Tax Band: C
Offers Over £375,000

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FANTASTIC FIRST-TIME BUYER OPPORTUNITY – SPACIOUS FAMILY HOME – FOUR DOUBLE BEDROOMS – IMMACULATELY PRESENTED – MID-TERRACE PROPERTY – OPEN-PLAN KITCHEN AND DINING AREA – FRONT AND REAR YARDS – BASEMENT – ROUNDHAY LOCATION

This is an ideal home for first-time buyers, growing families, or anyone seeking well-proportioned living space. This four-bedroom, mid-terrace house is in excellent move-in condition and offers a great opportunity to settle in a desirable location. Situated in the heart of Roundhay, the property is within walking distance of top-rated schools, bars, cafes, shops, transport links, and, of course, the expansive Roundhay Park.

Externally, the property features both front and rear yards. Internally, the ground floor includes an entrance hall, a spacious lounge, and an open-plan kitchen and dining area. The first floor offers two double bedrooms, a landing, and a four-piece family bathroom. The top floor comprises two additional double bedrooms and a landing area. Below, the basement provides useful storage space.

Energy Rating – TBC

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ROMAN GROVE, ROUNDHAY, LEEDS, LS8 2DT

TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance Hall

17'3" (max) - 11'3" (max)
Radiator and stairs to the upper level.

Lounge

14'3" (max) - 13'6" (max)
Radiator, bay window and feature fire place with surround.

Kitchen Dining Room

21'0" (max) - 17'6" (max)
Six ring gas burner with extractor fan over, Corian work surfaces with inset sink and drainer, fan oven, door to the rear yard, radiator, bay window, stairs to the lower level and a range of wall and base units.

First Floor Landing

14'6" (max) - 6'0" (max)
Radiator and stairs to the upper and lower levels.

Master Bedroom

17'6" (max) - 11'3" (max)
Feature fire place and radiator.

Walk In Wardrobe

6'0" (max) - 3'0" (max)

Bedroom Two

11'9" (max) - 11'6" (max)
Feature fire place and radiator.

Bathroom

11'9" (max) - 6'0" (max)
Half tiled walls, tiled floor, panel bath, wash hand basin with pedestal under, shower cubicle with glass enclosure, heated towel rail and w/c.

Second Floor Landing

11'3" (max) - 3'0" (max)
Stairs to the lower level.

Bedroom Three

17'6" (max) - 12'9" (max)
Radiator, built in wardrobe and velux window.

Bedroom Four

17'6" (max) - 11'3" (max)
Radiator, bay window and velux window.

Front Yard

Paved areas, hedges, plants and shrubs.

Rear Yard

Paved areas, secured by fences with access to the back street.

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.











