

HUNTERS[®]

HERE TO GET *you* THERE



Shaftesbury Avenue

Roundhay, Leeds, LS8 1DS

Offers Over £450,000

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TBC



76 Shaftesbury Avenue

Roundhay, Leeds, LS8 1DS

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Porch

8'7" - 3'0" (2.62m - 0.91m)
Open to the front gardens.

Entrance Hall

15'1" (max) - 9'0" (max) (4.60m (max) - 2.74m (max))
Radiator, cloak room and stairs to the upper level.

Lounge

17'10" (max) - 12'2" (max) (5.44m (max) - 3.71m (max))
Bay window, radiators, picture rails and electric fire with surround.

Dining Room

15'6" - 11'10" (4.72m - 3.61m)
Gas fire with surround, picture rails and radiator.

Kitchen Breakfast Room

12' 0" - 9'0" (3.66m 0.00m - 2.74m)
Double fan oven, stainless steel sink with drainer, electric hob, radiator, breakfast bar and a range of wall and base units.

Rear Porch

3'2" - 3'0" (0.97m - 0.91m)
Door to the side and stairs to the basement level.

Landing

14'0" (max) - 8'9" (max) (4.27m (max) - 2.67m (max))
Stairs to the lower level.

Store Room

5'0" - 2'8" (1.52m - 0.81m)

Master Bedroom

14'10" - 12'2" (4.52m - 3.71m)
Built in wardrobes, radiator and store room.

Store Room

4'6" - 2'6" (1.37m - 0.76m)

Bedroom Two

15'6" (max) - 11'10" (max) (4.72m (max) - 3.61m (max))
Radiator.

Bedroom Three

8'9" - 7'0" (2.67m - 2.13m)
Radiator.

Bathroom

10'6" - 6'0" (3.20m - 1.83m)
Panel bath with shower over, wash hand basin, built in storage and radiator.

Separate W/C

5'0" - 3'0" (1.52m - 0.91m)
Half tiled walls and w/c.

Basement Room One

23' 0" (max) - 8'8" (max) (7.01m 0.00m (max) - 2.64m (max))
Stairs to the main level and access to the garage.

Basement Room Two

12'0" - 5'9" (3.66m - 1.75m)
Built in storage and boiler.

Integral Garage

15'6" - 12'0" (4.72m - 3.66m)
Electric roll up door, power, water and lights.

Front Garden

Grassed lawns with plants, bushes, trees, shrub, plants and a gated walkway to the front door.

Driveway

Accessible from the back street, gated and with parking for several vehicles.

Rear Garden

Mainly grassed lawns with plants, bushes, trees, shrub, plants and a walkway to the front.

LARGER THAN AVERAGE SEMI-DETACHED HOUSE – EXCELLENT FAMILY HOME – THREE BEDROOMS - BASEMENT GARAGE AND FURTHER BASEMENT SPACE – DRIVEWAY – GARDENS TO THE FRONT AND REAR – EXCELLENT POTENTIAL – ROUNDHAY – NO CHAIN

In need of some modernisation but with great potential, is this excellent, larger than average three bedroom semi-detached house on the always popular Shaftesbury Avenue. Located in the heart of Roundhay, the property is close to schools, shops, cafes, bars, pubs, restaurants, and other great amenities close by including Roundhay Park with all it has to offer. There are gardens to the front and rear and a driveway externally. Internally it briefly comprises; porch, entrance hall, lounge, dining room and kitchen breakfast room on the ground floor. On the first floor are three bedrooms, landing, store room, separate w/c and bathroom. On the basement level are two rooms and an integral garage with access to the driveway. Energy Rating - TBC



Road Map



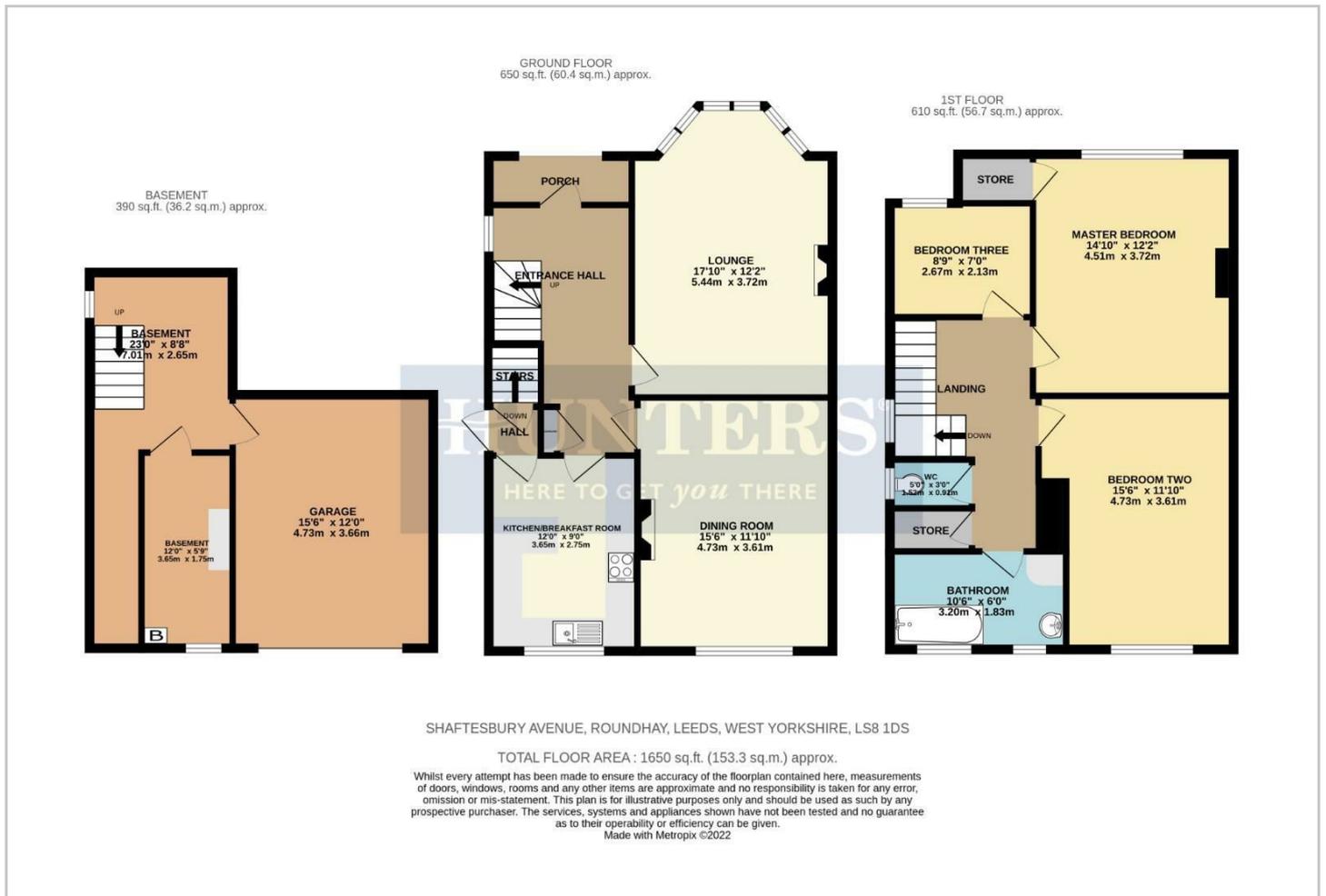
Hybrid Map



Terrain Map



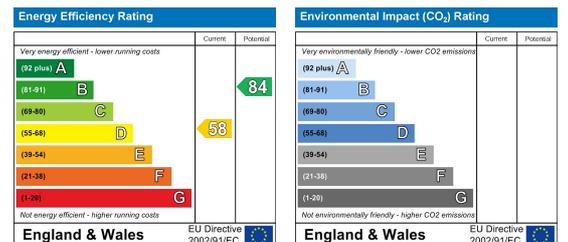
Floor Plan



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.