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**9 Stanley Drive, Roundhay, Leeds, LS8 2EZ**

Energy Rating: D | Council Tax Band: F

Asking Price £580,000



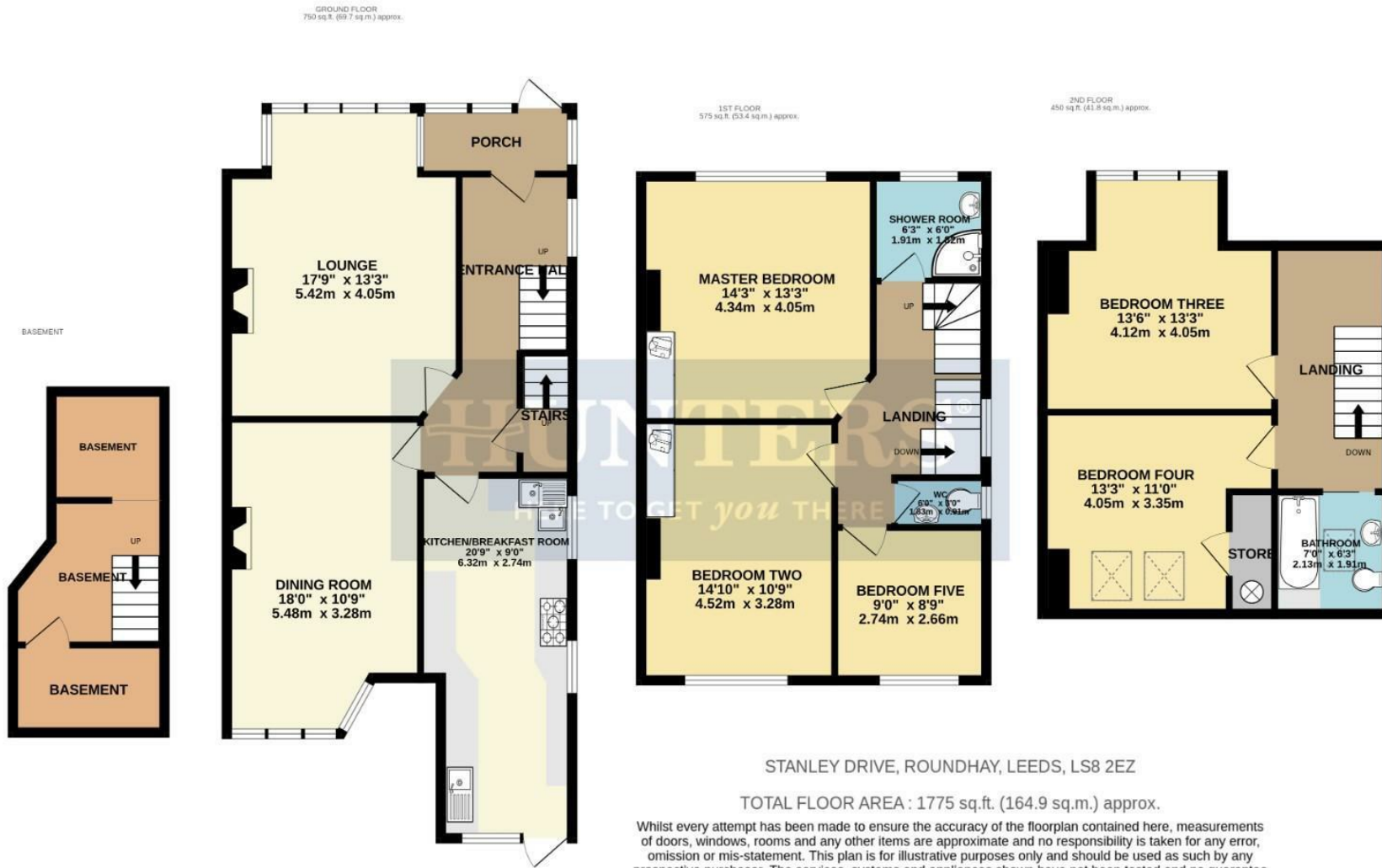
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SUPERB FAMILY HOME – EXCELLENT SEMI-DETACHED HOUSE – MOVE IN READY CONDITION – WONDERFUL PERIOD PROPERTY WITH GREAT ORIGINAL FEATURES – FIVE DOUBLE BEDROOMS – TWO BATHROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – BASEMENT – ROUNDHAY

A terrific family home in great condition, this five bedroom, two bathroom semi-detached house has been tastefully modernised but remained true to its great period features. Located in the heart of Roundhay, the property has shops, bars, cafes, restaurants and pubs on the door step whilst still on a quiet street, there are good and outstanding schools, transport links and of course Roundhay Park with all it has to offer, also close by. There are gardens to the front and rear as well as 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 there are three bedrooms, landing, separate w/c and shower room. On the second floor there are two further double bedrooms, landing and bathroom. There is also a basement which is currently used for storage. Energy Rating – D

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242  
northleeds@hunters.com | www.hunters.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		80
	56	
EU Directive 2002/91/EC		
England & Wales		

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

**Porch**

9'0" (max) - 3'9" (max)

**Entrance Hall**

17'3" (max) - 9'0" (max)

Radiator, stairs to the basement level and stairs to the upper levels.

**Lounge**

17'9" (max) - 13'3" (max)

Bay window, radiator, built in storage and a wood burning stove with surround.

**Dining Room**

18'0" (max) - 10'9" (max)

Bay window, radiator and open fire with surround.

**Kitchen Breakfast Room**

20'9" (max) - 9'0" (max)

Five ring gas burner with extractor over, double fan oven, stainless steel double bowl sink, tiled splash back, built in pantry, radiator, utility area with a further stainless steel sink, plumbing for a washing machine, door to the rear garden and a range of wall and base units.

**First Floor Landing**

13'9" (max) - 9'0" (max)

Stairs to the upper and lower level.

**Master Bedroom**

14'3" (max) - 13'3" (max)

Feature fireplace, radiator and built in wardrobes.

**Bedroom Two**

14'10" (max) - 10'9" (max)

Feature fireplace, radiator and built in wardrobes.

**Bedroom Five**

9'0" (max) - 8'9" (max)

Radiator.

**Shower Room**

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

Tiled walls, shower cubicle with glass enclosure, wash hand basin and heated towel rail.

**Separate W/C**

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

Tiled floor, half tiled walls, wash hand basin and w/c.

**Second Floor Landing**

14'0" (max) - 6'3" (max)

Stairs to the lower levels.

**Bedroom Three**

13'6" (max) - 13'3" (max)

Radiator.

**Bedroom Four**

13'3" (max) - 11'0" (max)

Radiator and Velux windows.

**Store Room**

7'0" (max) - 2'6" (max)

Housing the hot water tank.

**Bathroom**

7'0" (max) - 6'3" (max)

Half tiled walls, panel bath with shower over, wash hand basin, radiator, Velux window and w/c.

**Basement Landing**

9'0" (max) - 8'3" (max)

**Basement Room One**

9'0" (max) - 5'0" (max)

**Basement Room Two**

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

**Front Garden**

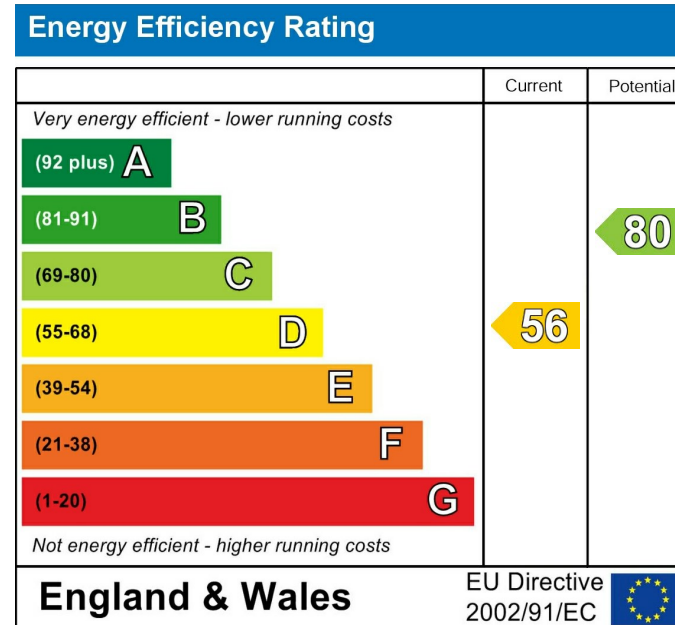
Grassed lawn, plants, shrubs and bushes.

**Driveway**

Gated with parking for at least one vehicle.

**Rear Garden**

Grassed lawns, patio area, flower bed plants 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.







