

HUNTERS®

HERE TO GET *you* THERE



East Moor Crescent

Roundhay, Leeds, LS8 1AD

Offers Over £350,000



Council Tax: C



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Entrance Hall

14'10" (max) - 6'9" (max) (4.52m (max) - 2.06m (max))

Radiator and stairs to the upper level.

Cloak Room

3'0" - 2'9" (0.91m - 0.84m)

Lounge

13'6" (max) - (4.11m (max) -)

Electric fire with surround, wall lights and bay window.

Dining Room

12'6" - 12'0" (3.81m - 3.66m)

Electric fire with surround, radiator and sliding doors to the rear garden.

Kitchen

8'9" - 6'9" (2.67m - 2.06m)

Gas hob with extractor over, fan oven, tiled floor, partly tiled floor, stainless steel sink with drainer, door to the side and a range of wall and base units.

Landing

9'0" (max) - 8'9" (max) (2.74m (max) - 2.67m (max))

Stairs to the lower level.

Master Bedroom

13'6" (max) - 11'6" (max) (4.11m (max) - 3.51m (max))

Radiator and bay window.

Bedroom Two

12'0" (max) - 11'6" (max) (3.66m (max) - 3.51m (max))

Radiator and built in wardrobes.

Bedroom Three

8'6" - 7'9" (2.59m - 2.36m)

Radiator.

Bathroom

7'9" - 5'0" (2.36m - 1.52m)

Fully tiled walls and floor, panel bath with shower over and wash hand basin.

Separate W/C

4'9" - 3'0" (1.45m - 0.91m)

Fully tiled walls and floor, wash hand basin, radiator and w/c.

Front Garden

Planters, bushes and shrubs.

Driveway

With parking for at least two vehicles.

Detached Garage

Barn style doors, power and lights.

Rear Garden

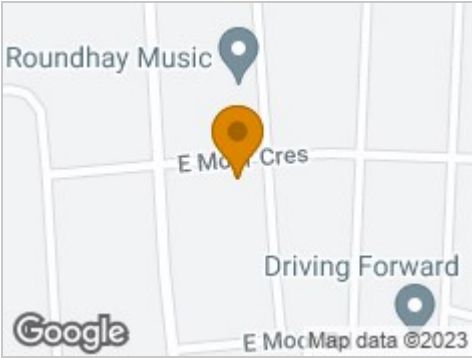
Mainly grassed lawns, plants, bushes, shrubs and patio.

THREE BEDROOMS – SEMI-DETACHED HOUSE – GREAT FAMILY HOME – IDEAL FOR TALBOT PRIMARY SCHOOL – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – ROUNDHAY – NO CHAIN

An ideal family home with excellent potential to extend subject appropriate planning permission, is this three bedroom semi-detached property available with no chain. Located in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools such as Talbot Primary School and Allerton Grange High School, as well as, shops, bars, pubs, cafes and of course Roundhay Park all in the area. There are gardens to the front and rear, a detach garage and driveway externally. Internally, it briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, bathroom, landing and a separate w/c. Energy Rating - D



Road Map



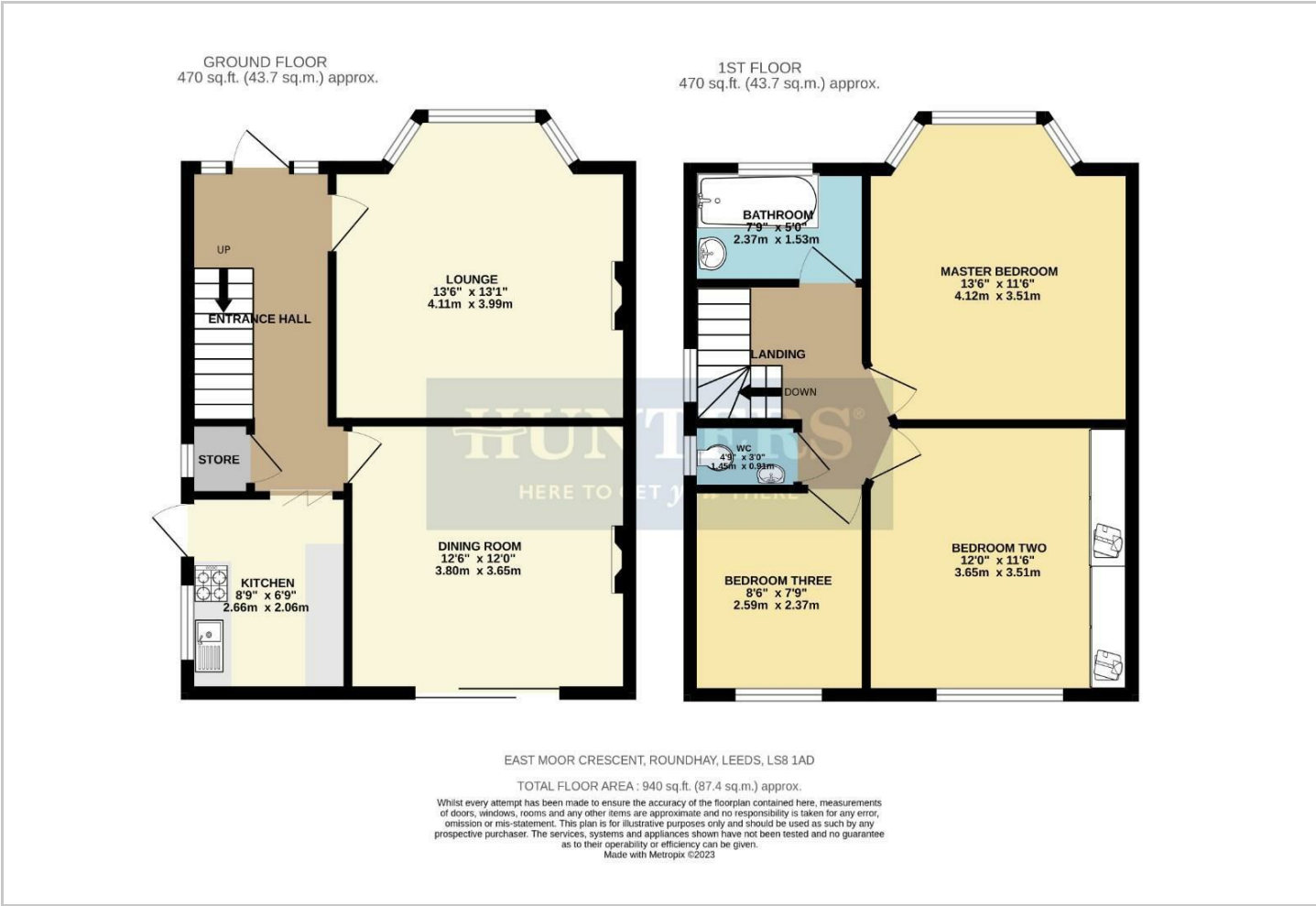
Hybrid Map



Terrain Map



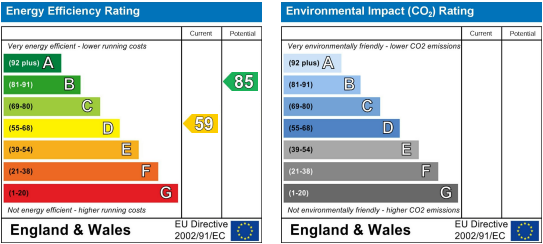
Floor Plan



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.