

# HUNTERS®

HERE TO GET *you* THERE



## Kingswood Grove

Roundhay, Leeds, LS8 2BY

Offers Over £300,000



Council Tax: C



# 2 Kingswood Grove

Roundhay, Leeds, LS8 2BY

Offers Over £300,000



## Porch

5'9" - 4'3" (1.75m - 1.30m)

## Entrance Hall

13'7" (max) - 7'6" (max) (4.14m (max) - 2.29m (max))

Radiator, store room under stairs and stairs to the upper level.

## Shower Room

10'9" - 3'6" (3.28m - 1.07m)

Shower room with glass enclosure, wash hand basin, radiator and w/c.

## Lounge

13'10" - 11'3" (4.22m - 3.43m)

Radiator.

## Dining Room

13'6" (max) - 12'0" (max) (4.11m (max) - 3.66m (max))

Radiator and bay window.

## Kitchen

10'9" (max) - 7'6" (max) (3.28m (max) - 2.29m (max))

Stainless steel sink with drainer, tiled splash back, boiler, pantry and a range of wall and base units.

## Annex

13'1" - 4'6" (3.99m - 1.37m)

Plumbing for washing machine and door to the side.

## Landing

10'1" (max) - 7'9" (max) (3.07m (max) - 2.36m (max))

Stairs to the lower level.

## Master Bedroom

14'0" (max) - 11'8" (max) (4.27m (max) - 3.56m (max))

Radiator and built in wardrobes.

## Bedroom Two

13'6" (max) - 11'8" (max) (4.11m (max) - 3.56m (max))

Radiator, bay window and built in wardrobes.

## Bedroom Three

7'9" - 7'0" (2.36m - 2.13m )

Radiator and built in desk.

## Bathroom

7'9" - 7'0" (2.36m - 2.13m)

Bath with shower over, wash hand basin, radiator and airing cupboard housing the hot water heater.

## Separate W/c

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

W/c.

## Front Garden

Grassed lawns with mature flower beds, plants, bushes, shrubs and trees.

## Driveway

With parking for several vehicles.

## Car Port

With parking for at least one car.

## Rear Garden

Mainly paved area and a shed.

**BRILLIANT CORNER PLOT – EXCELLENT POTENTIAL TO EXTEND SUBJECT TO PLANNING –  
SEMI-DETACHED HOUSE – THREE BEDROOMS – TWO BATHROOM – CAR PORT – GARDENS  
TO THREE SIDES – DRIVEWAY - ROUNDHAY – NO CHAIN**

This three bedroom, extended semi-detached house, has enormous potential to extend subject to appropriate planning permissions. Located in Roundhay, the property is close to good and outstanding, primary and secondary schools, bars, restaurants, shops cafes and of course Roundhay Park with all it has to offer. There are gardens to all sides, a driveway and car port externally. Internally it briefly comprises porch, entrance hall, shower room, lounge, dining room, kitchen and annex on the ground floor. On the first floor there are three bedrooms, landing, bathroom and separate w/c. Energy Rating - TBC



## Road Map



## Hybrid Map



## Terrain Map



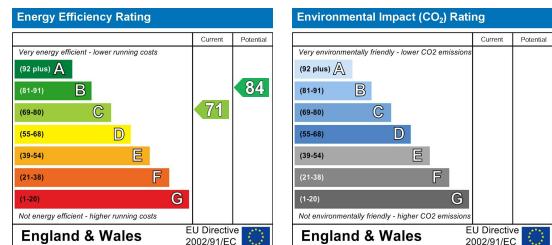
## Floor Plan



## 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.