

HUNTERS[®]

HERE TO GET *you* THERE



Norman Place

Roundhay, Leeds, LS8 2AW

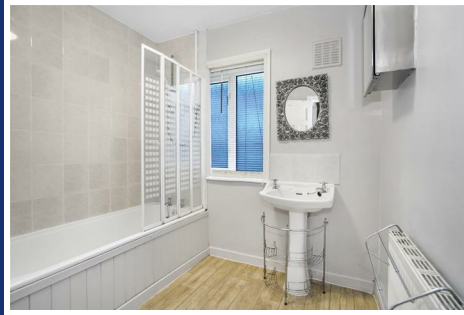
Offers Over £300,000



3 Norman Place

Roundhay, Leeds, LS8 2AW

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Entrance Hall

15'10" (max) - 6'6" (max) (4.83m (max) - 1.98m (max))

Radiator and stairs to the upper level.

Store Room

5'9" (max) - 3'2" (max) (1.75m (max) - 0.97m (max))

Housing boiler.

Lounge

14'6" (max) - 12'0" (max) (4.42m (max) - 3.66m (max))

Gas fire with marble surround, radiator and bay window overlooking the front gardens.

Dining Room

14'0" - 12'0" (4.27m - 3.66m)

Electric fire with surround, radiator and built in storage.

Kitchen

10'0" - 6'6" (3.05m - 1.98m)

Stainless steel sink with drainer, gas hob with extractor over, fan oven, tiled splash back, door to the side and a range of wall and base units.

Landing

10'10" (max) - 7'8" (max) (3.30m (max) - 2.34m (max))

Stairs to the lower level.

Master Bedroom

13'10" - 10'6" (4.22m - 3.20m)

Radiator and built in wardrobes.

Bedroom Two

12'0" - 11'0" (3.66m - 3.35m)

Radiator and built in wardrobes.

Bedroom Three

7'7" - 7'2" (2.31m - 2.18m)

Radiator.

Bathroom

7'8" - 7'0" (2.34m - 2.13m)

half tiled walls, panel bath with shower over, radiator and wash hand basin.

Separate W/C

4'10" - 2'9" (1.47m - 0.84m)

W/c.

Front Yard

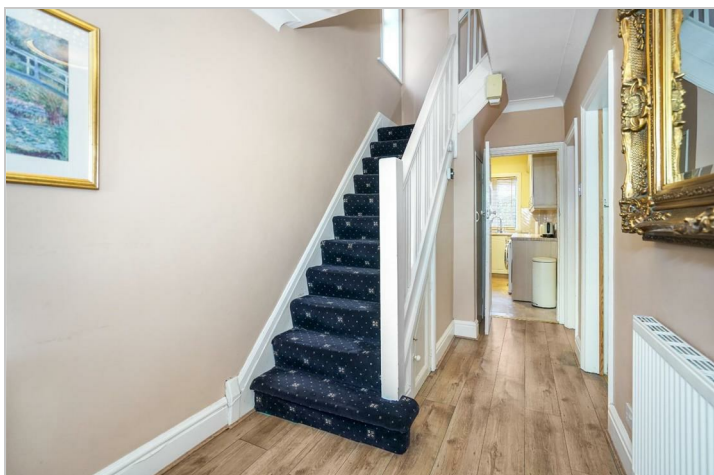
Paved areas and hedges forming a border.

Rear Garden

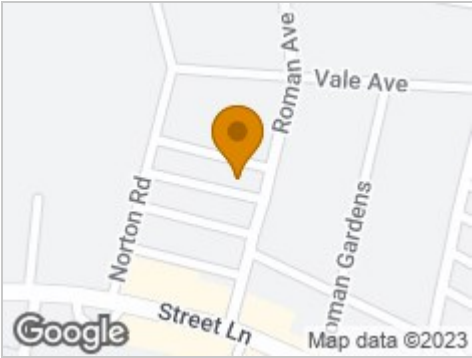
Paved areas, garden shed and hedges forming a border with a gate to the back street.

SUPERBLY LOCATED FAMILY HOME – IDEAL FOR A FIRST TIME BUYER – THREE BEDROOMS – SEMI-DETACHED PROPERTY – YARDS TO THE FRONT AND REAR – EXCELLENT POTENTIAL – FABULOUS ORIGINAL FEATURES – ROUNDHAY – NO CHAIN

Available with no onward chain, is this three bedroom semi-detached family home with excellent potential and beautiful original features. The property is brilliantly located right in the heart of Roundhay with its shops, bars, cafes, pubs, restaurants and transport links, as well as Roundhay Park with it all it has to offer. There is ample street parking, a shed and yards to the front and rear externally. Internally, it briefly comprises, entrance hall, store room, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing, bathroom and a separate w/c. Energy Rating - D



Road Map



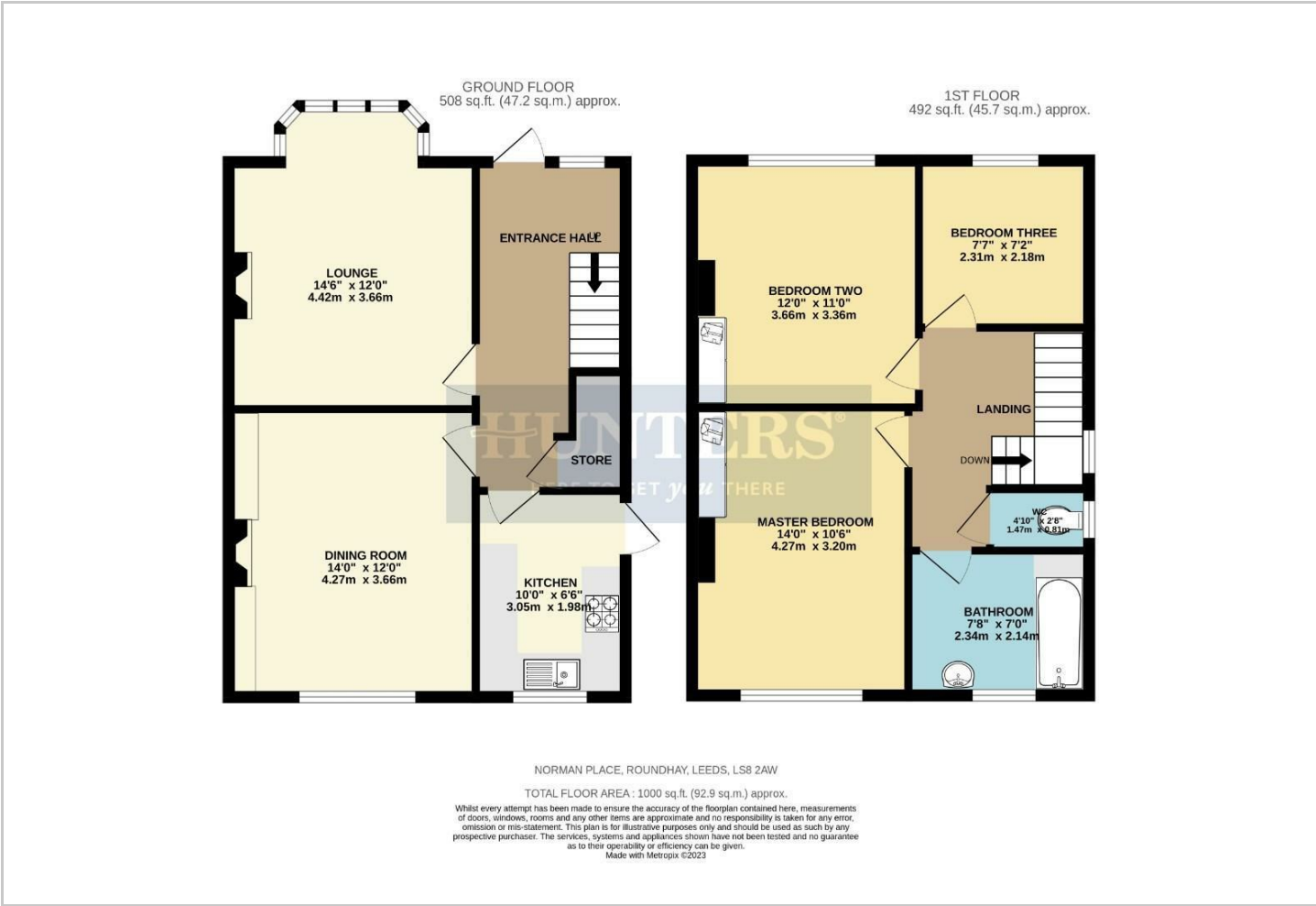
Hybrid Map



Terrain Map



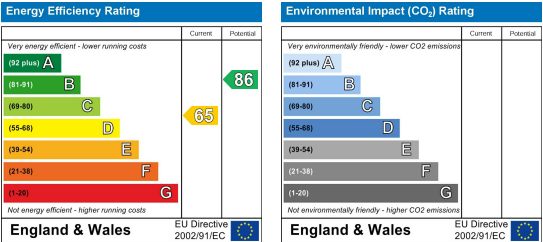
Floor Plan



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.