

# HUNTERS®

HERE TO GET *you* THERE



## Park View Court Roundhay, Leeds, LS8 1BS

Asking Price £200,000



Council Tax: B



# 4 Park View Court

Roundhay, Leeds, LS8 1BS

Asking Price £200,000



## Entrance Hall

6'3" (max) - 4'0" (max) (1.91m (max) - 1.22m (max))

## Cloak Room

4'0" (max) - 2'0" (max) (1.22m (max) - 0.61m (max))

## Lounge Dining Room

26'3" (max) - 12'0" (max) (8.00m (max) - 3.66m (max))

Radiators, door entry phone and opening to the kitchen with a breakfast bar.

## Kitchen

12'3" (max) - 7'6" (max) (3.73m (max) - 2.29m (max))

Inset composite sink to quartz work surfaces, fan oven, hob with extractor over, plumbing for a washing machine, space for a fridge freezer and a range of wall and base units.

## Landing

6'0" (max) - 3'0" (max) (1.83m (max) - 0.91m (max))

## Master Bedroom

14'0" (max) - 11'0" (max) (4.27m (max) - 3.35m (max))

Radiator and built in wardrobes.

## Bedroom Two

12'3" (max) - 8'0" (max) (3.73m (max) - 2.44m (max))

Radiator.

## Bathroom

8'9" (max) - 6'6" (max) (2.67m (max) - 1.98m (max))

Panel bath with shower over, tiled walls, heated towel rails, wash hand basin with pedestal under, airing cupboard housing hot water tank and w/c.

## Garage

Currently under review with the management company for demolishing and changing to a car parking space.

## Communal Gardens

Grassed lawns. flower beds, plants, bushes and trees.

RENOVATED FROM TOP TO BOTTOM – IMMACULATE MOVE IN READY CONDITION – TOP FLOOR APARTMENT – TWO DOUBLE BEDROOMS – COMMUNAL GARDENS – VISITOR PARKING - GARAGE CURRENTLY UNDER REVIEW WITH THE MANAGEMENT COMPANY TO TURN INTO A PARKING SPACE – EXCELLENT FIRST TIME BUYER OPPORTUNITY – ROUNDHAY – NO CHAIN

In immaculate move in ready condition, this two bedroom top floor apartment has been renovated to an excellent standard including a new bathroom, new kitchen, flooring, windows, radiators and hot water tank as well as being decorated though out and rewired in areas. Located in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, shops, bars, cafes, restaurants, pubs and of course Roundhay Park with all it has to offer. There is communal gardens, visitor parking and a garage which is currently under review with the management company for demolishing and changing to a car parking space. Internally, it briefly comprises; entrance hall, lounge dining room, kitchen, two double bedrooms, landing and house bathroom. Energy Rating – TBC



## Road Map



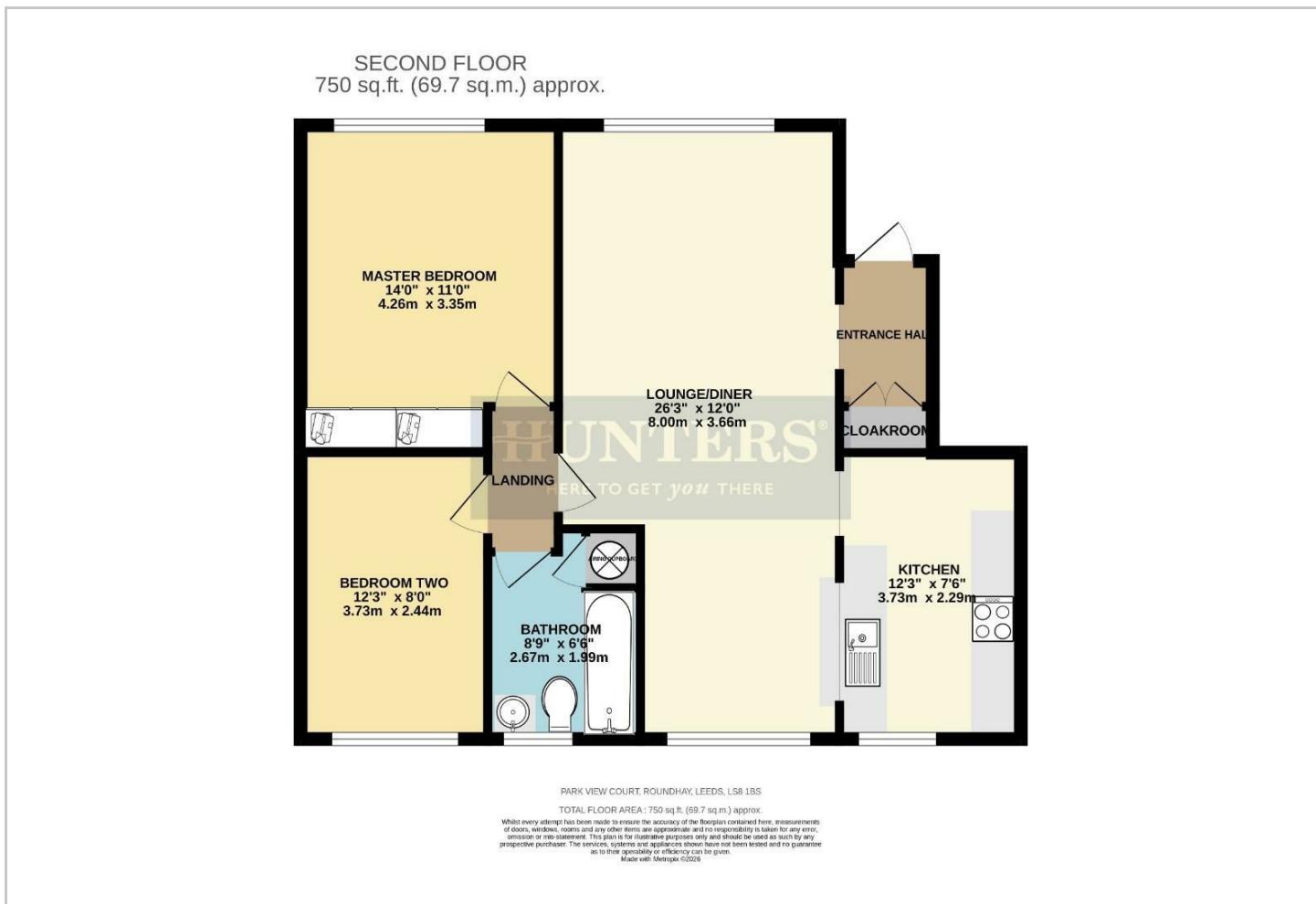
## Hybrid Map



## Terrain Map



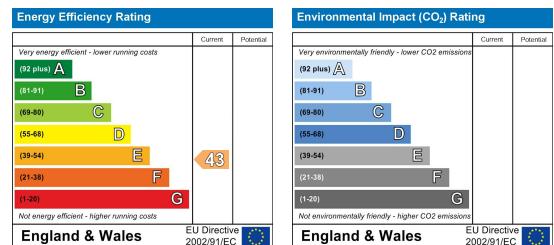
## Floor Plan



## 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.