

HUNTERS[®]

HERE TO GET *you* THERE



Roundhay Court

Sutherland Avenue, Leeds, LS8 1BL

Asking Price £230,000



Council Tax: C



Flat 11 Roundhay Court

Sutherland Avenue, Leeds, LS8 1BL

Asking Price £230,000



Porch

7'0" (max) - 3'9" (max) (2.13m (max) - 1.14m (max))

Hallway

13'9" (max) - 3'6" (max) (4.19m (max) - 1.07m (max))

Door entry phone.

Utility Cupboard

5'0" (max) - 3'2" (max) (1.52m (max) - 0.97m (max))
Hot water tank and plumbing for washing machine and dryer.

Lounge Kitchen Dining Room

27'10" (max) - 10'9" (max) (8.48m (max) - 3.28m (max))

Lounge Dining Area

Engineered hardwood floor, radiator and Juliet style balcony.

Kitchen Area

Hob with extractor over, fan oven, fridge freezer, dish washer, stainless steel sink inset to granite work surfaces and a range of wall and base units.

Master Bedroom

16'7" (max) - 9'6" (max) (5.05m (max) - 2.90m (max))

Radiator and built in wardrobes.

Ensuite

7'1" (max) - 5'6" (max) (2.16m (max) - 1.68m (max))
Fully tiled walls and floor, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

Bedroom Two

13'10" (max) - 8'0" (max) (4.22m (max) - 2.44m (max))

Radiator and built in wardrobes.

House Bathroom

8'6" (max) - 6'6" (max) (2.59m (max) - 1.98m (max))
Fully tiled walls and floor, panel bath with shower over, heated towel rail, wash hand basin and w/c.

Parking

Allocated for one vehicle and visitor parking.

Communal Gardens

Flower beds, plants, bushes and shrubs.

EXCELLENT MOVE IN READY CONDITION – FIRST FLOOR APARTMENT – TWO BEDROOMS – TWO BATHROOMS - GREAT FIRST TIME BUYER OPPORTUNITY - UTILITY CUPBOARD – ALLOCATED PARKING – COMMUNAL GARDENS – ROUNDHAY – NO CHAIN

In excellent, move in ready condition, this first floor, two bedroom, two bathroom apartment is ideal for first time buyers, downsizers or anyone looking for a well appointed flat in a great spot. Located in the heart of Roundhay, the property is close to schools, shop, bars, cafes, restaurants, pubs, transport links and of course Roundhay Park with all it has to offer. There is allocated parking and communal gardens, externally. Internally, it briefly comprises; porch, hallway, utility cupboard, open plan lounge kitchen dining room, master bedroom with ensuite, house bathroom and a further double bedroom. Energy Rating - TBC



Road Map



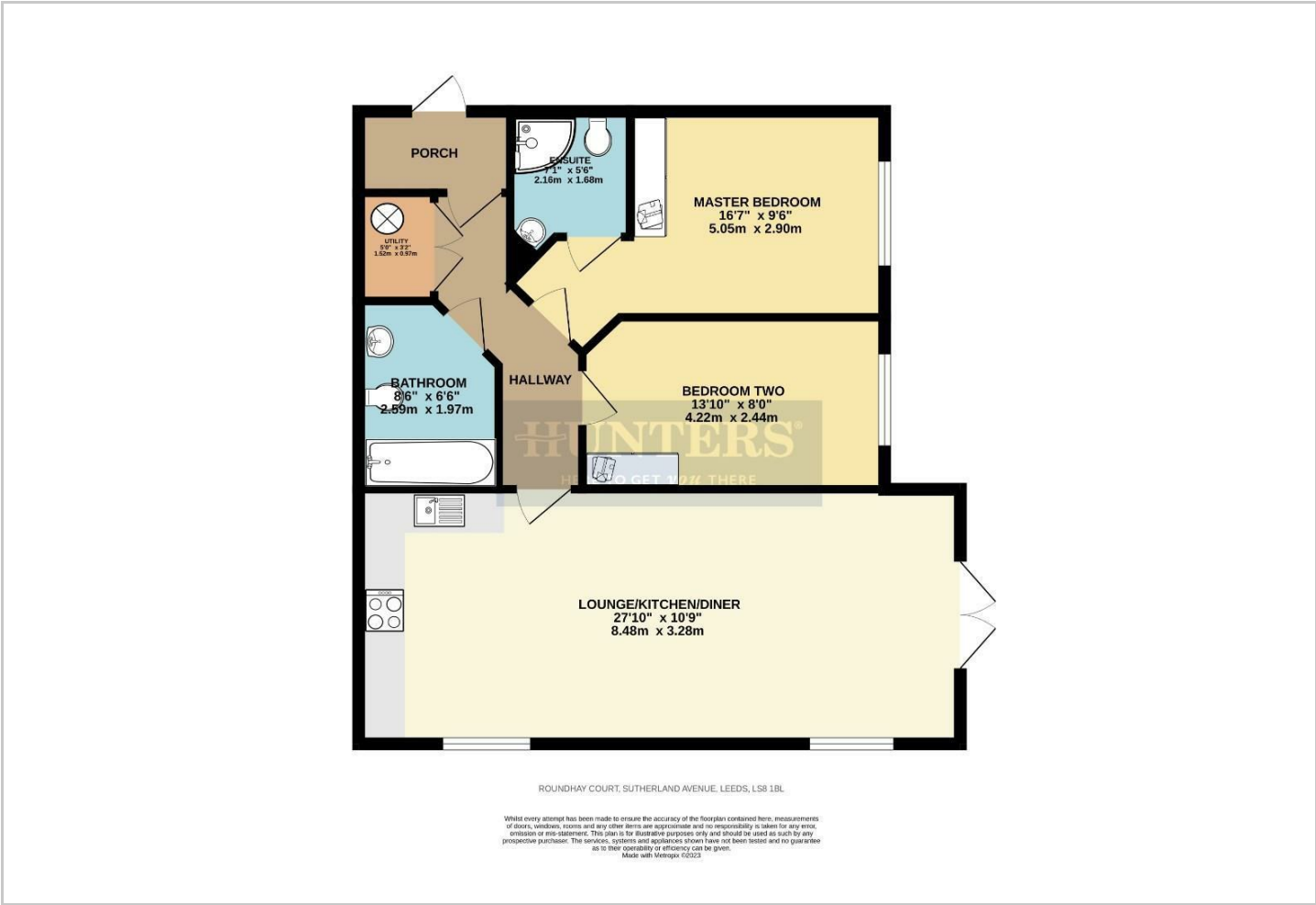
Hybrid Map



Terrain Map



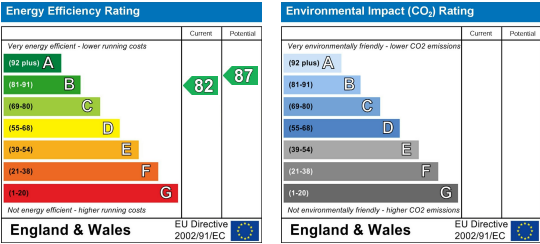
Floor Plan



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.