

HUNTERS®

HERE TO GET *you* THERE

4 Parklands Avenue, Leeds, LS17 6TB

Guide Price £750,000

Property Images



HUNTERS®

HERE TO GET *you* THERE

Property Images



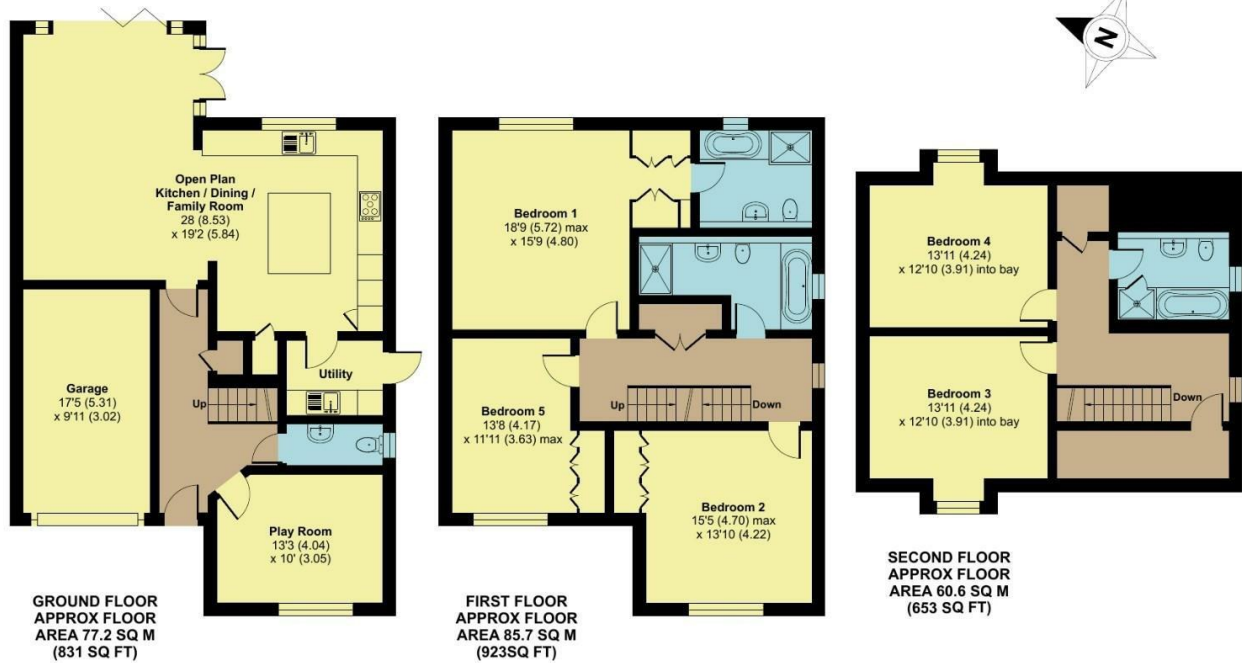
Property Images



Parklands Avenue, Roundhay, Leeds, LS17

Approximate Area = 2580 sq ft / 239.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhcom 2023. Produced for Hunters Property Group. REF: 962327

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 5 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

Parklands Avenue is an EXCLUSIVE, EXECUTIVE, FIVE DOUBLE BEDROOM family home in this sought after and well facilitated part of Moortown. Just a few minutes walking distance to M&S, great eateries, fantastic coffee shops and a stroll away from the hustle and bustle of popular Street Lane. Parklands is a beautiful development of high spec houses, built in 2016 this stunning home is set over three floors with well balanced reception and bedroom accommodation and family friendly with a great community and 30 seconds to Moortown park.

Some of this homes fantastic features include:

- Over 2,500 square feet of exceptional, executive space.
- 5 Double bedrooms and 3 Bathrooms
- Open-plan family room/dining area with bi-folds to garden access
- High Spec kitchen with fully integrated AEG appliances, boiling water tap and coffee machine
- Utility and separate dry-store/pantry •
- Hallway with WC and bespoke built in under stairs storage.
- Garage with electric doors and EV charging point
- Energy Efficient, Grade B

This fantastic home is high quality and fully maintained through-out. It features all mod-cons which makes for a stunning family home and effortless living. The front of the property offers a double driveway with EV charging point and access to the garage, The rear garden can be accessed from both sides and is low maintenance with good sized lawn and decked areas perfect for entertaining friends and family. The rear of the property has a mains water supply and exterior electrical points.

Call now to arrange your viewing!

Features

- OVER 2500 SQ FT • 5 DOUBLE BEDROOMS • 3 BATHROOMS • OPEN-PLAN LIVING/DINING • HIGH SPECIFICATION THROUGHOUT • EFFORTLESS FAMILY LIVING • GARAGE AND EV CHARGING • EXCELLENT LOCATION • EPC: B • LEEDS CITY COUNCIL: G