

HUNTERS[®]

HERE TO GET *you* THERE



Roman Place

Roundhay, Leeds, LS8 2DS

Offers Over £375,000



Council Tax: C



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Entrance Hall

21'7" 9max) - 5'6" (max) (6.58m 2.74mmax) - 1.68m (max))

Radiator and stairs to the upper level.

Lounge

17'6" (max) - 12'3" (max) (5.33m (max) - 3.73m (max))

Gas burner with surround, radiator and bay window.

Kitchen Dining Room

13'9" (max) - 10'6" (max) (4.19m (max) - 3.20m (max))

Hob with extractor over, fan oven, sink with drainer, fridge freezer, breakfast bar, tiled splash back, radiator and a range of wall and base units.

Utility Room

6'3" (max) - 5'6" (max) (1.91m (max) - 1.68m (max))

Stainless steel sink with drainer, door to the basement and washing machine .

Shower Room

7'3" (max) - 4'0" (max) (2.21m (max) - 1.22m (max))

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

Office

7'6" - 4'0" (2.29m - 1.22m)

Built in desk and storage, radiator and cupboard housing the boiler.

Hallway

7'6" (max) - 3'6" (max) (2.29m (max) - 1.07m (max))

With access to the rear yard.

First Floor Landing

11'9" (max) - 5'9" (max) (3.58m (max) - 1.75m (max))

Stairs to the upper and lower levels.

Master Bedroom

16'1" (max) - 14'1" (max) (4.90m (max) - 4.29m (max))

Feature fire place with surround and radiator.

Bedroom Two

13'9" - 10'6" (4.19m - 3.20m)

Radiator.

Separate W/C

5'9" - 3'3" (1.75m - 0.99m)

Corner sink and w/c.

Second Floor Landing

8'0" - 5'9" (2.44m - 1.75m)

Stairs to the lower level and built in storage.

Bedroom Three

16'1" - 10'6" (4.90m - 3.20m)

Radiator.

Bedroom Four

10'4" - 10'0" (3.15m - 3.05m)

Radiator and velux window.

House Bathroom

6'0" - 6'0" (1.83m - 1.83m)

Fully tiled walls and floor, panel bath with shower over and wash hand basin.

Front Yard

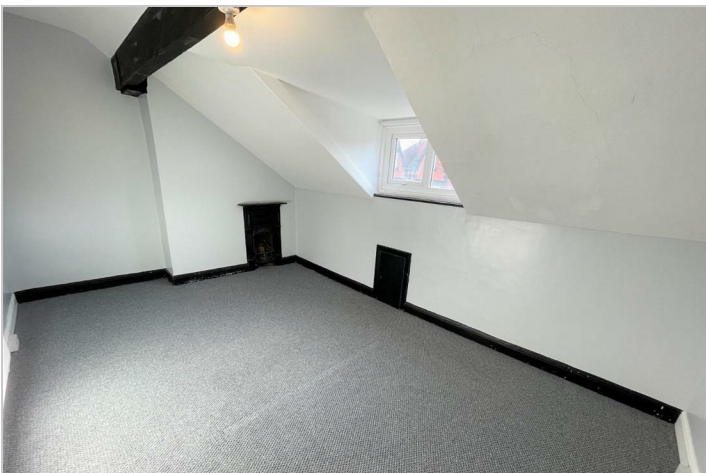
Paved areas with dwarf wall.

Rear Yard

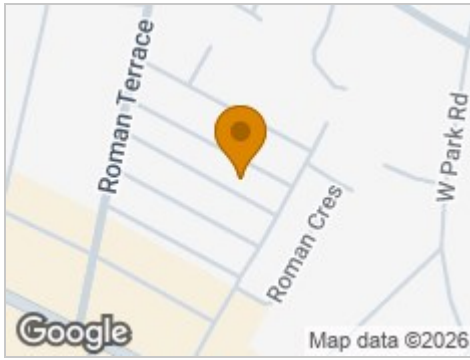
Paved areas.

SUPERB TERRACE HOUSE – FOUR DOUBLE BEDROOMS – TWO BATHROOMS – UTILITY ROOM – OFFICE AREA – RECENTLY REFURBISHED TO AN EXCELLENT STANDARD – YARDS TO THE FRONT AND REAR – BASEMENT – ROUNDHAY – NO CHAIN

This four bedroom, two bathroom terrace house has recently undergone extensive refurbishment and is available with no chain. Located in the heart of Roundhay, the property is close to good and outstanding schools, restaurants, bars, shops, transport links and of course Roundhay Park with all it has to offer. Outside there are yards to the front and rear. Internally it briefly comprises; entrance hall, lounge, kitchen dining room, utility room, shower room, office and hallway on the ground floor. On the first floor there are two double bedrooms, landing and w/c. On the second floor there are two further double bedrooms, house bathroom and landing. There is a basement area. Energy Rating - D



Road Map



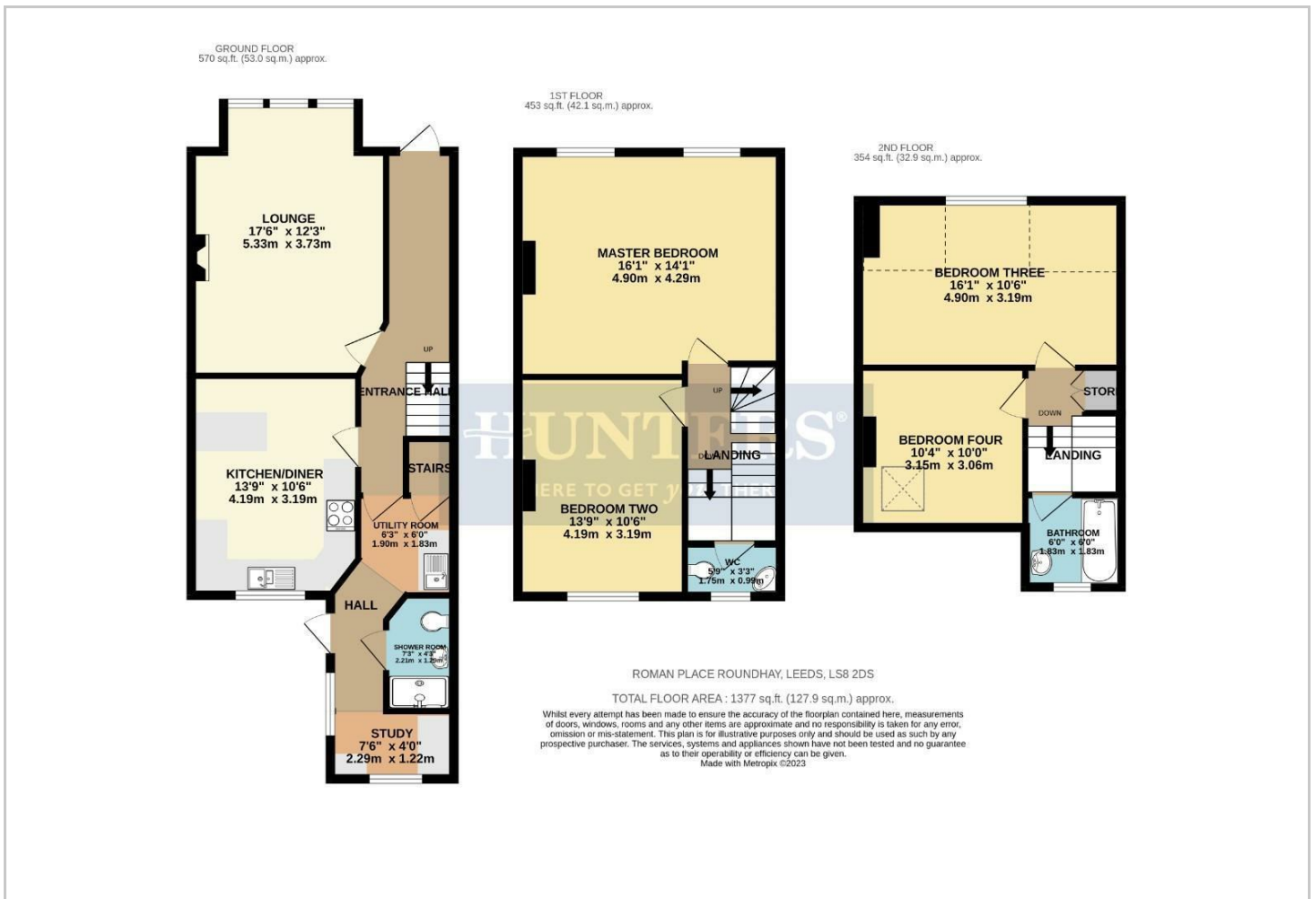
Hybrid Map



Terrain Map



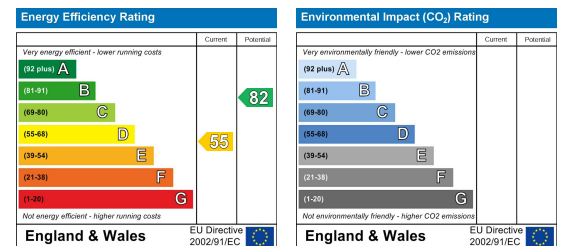
Floor Plan



Viewing

Please contact our Hunters North Leeds Lettings 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.