

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Roche Avenue

Leeds, West Yorkshire, LS14 6NS

£1,100 Per Month



Council Tax: B



# 32 Roche Avenue

Leeds, West Yorkshire, LS14 6NS

£1,100 Per Month



## Entrance Hall

9'6" (max) - 6'3" (max) (2.90m (max) - 1.91m (max))  
Radiator and stairs to the upper level.

## Store Room

4'0" (max) - 2'3" (max) (1.22m (max) - 0.69m (max))  
Housing the boiler.

## Bedroom Two

15'3" (max) - 8'9" (max) (4.65m (max) - 2.67m (max))  
Radiator and multi aspect windows.

## Shower Room

7'9" (max) - 5'9" (max) (2.36m (max) - 1.75m (max))  
Fitted floor, shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

## Utility Store Room

3'9" (max) - 3'0" (max) (1.14m (max) - 0.91m (max))  
Washing machine.

## First Floor

### Lounge Kitchen Dining Room

15'3" (max) - 15'3" (max) (4.65m (max) - 4.65m (max))

Radiator and stairs to lower level. Stainless steel sink with mixer tap and drainer, Electric fan oven, hob with extractor over and a range of wall and base units.

### Stairs to The Upper Level

6'9" (max) - 6'6" (max) (2.06m (max) - 1.98m (max))  
Stairs to the upper level.

## Master Bedroom

15'3" (max) - 15'3" (max) (4.65m (max) - 4.65m (max))

Radiator, multi aspect windows and stairs to the lower level.

## Bathroom

6'10" (max) - 5'9" (max) (2.08m (max) - 1.75m (max))

Tiled floor, panel bath with shower over, wash hand basin, radiator and w/c.

## Gardens

Mainly grassed with walkway to the front door.

## Driveway

With parking for one car and an electric car charging point.

## Outdoor Storage Shed

7'0" (max) - 6'3" (max) (2.13m (max) - 1.91m (max))

**IDEAL FIRST HOME – NEW BUILD HOUSE – TWO BEDROOMS – TWO BATHROOMS – GARDENS – DRIVEWAY WITH ELECTRIC CAR CHARGER - OUTDOOR STORAGE SHED – UNFURNISHED - AVAILABLE IN MARCH - HOLDING DEPOSIT REQUIRED**

Part of the Strada homes development, this contemporary home is available in March and is unfurnished. The property layout is over three floors and boasts lots of natural light. Located close to schools, shops and transport links there are excellent amenities close by. There are gardens to two sides, a driveway with electric car charging and an out door store shed, externally. Internally it briefly consists on the ground floor: entrance hall, cloakroom, shower room and a double bedroom that could be used as a study or separate living space. The staircase opens onto the first floor living area with a stylish kitchen living dining room and stairs to both levels. On the second floor there is a master bedroom with an en-suite bathroom. Energy rating – B



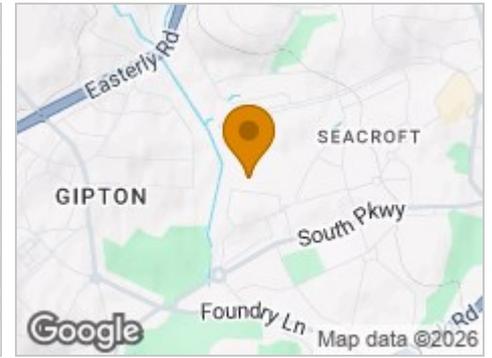
## Road Map



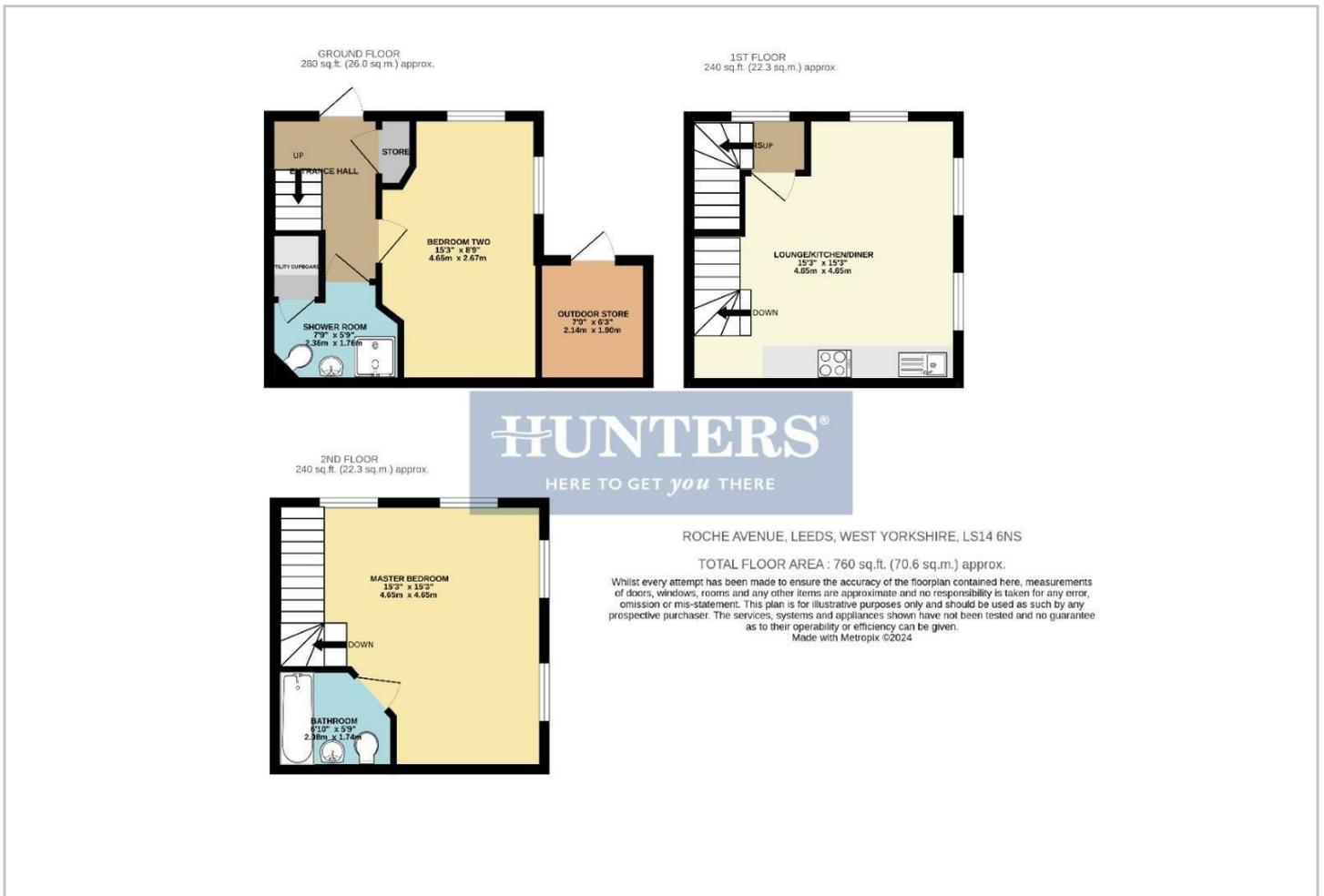
## Hybrid Map



## Terrain Map



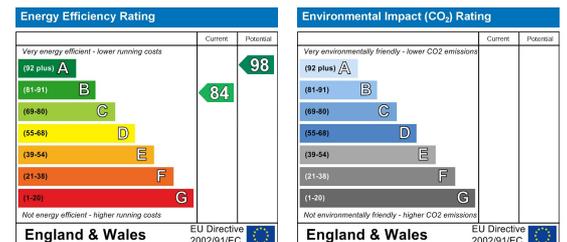
## Floor Plan



## 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.