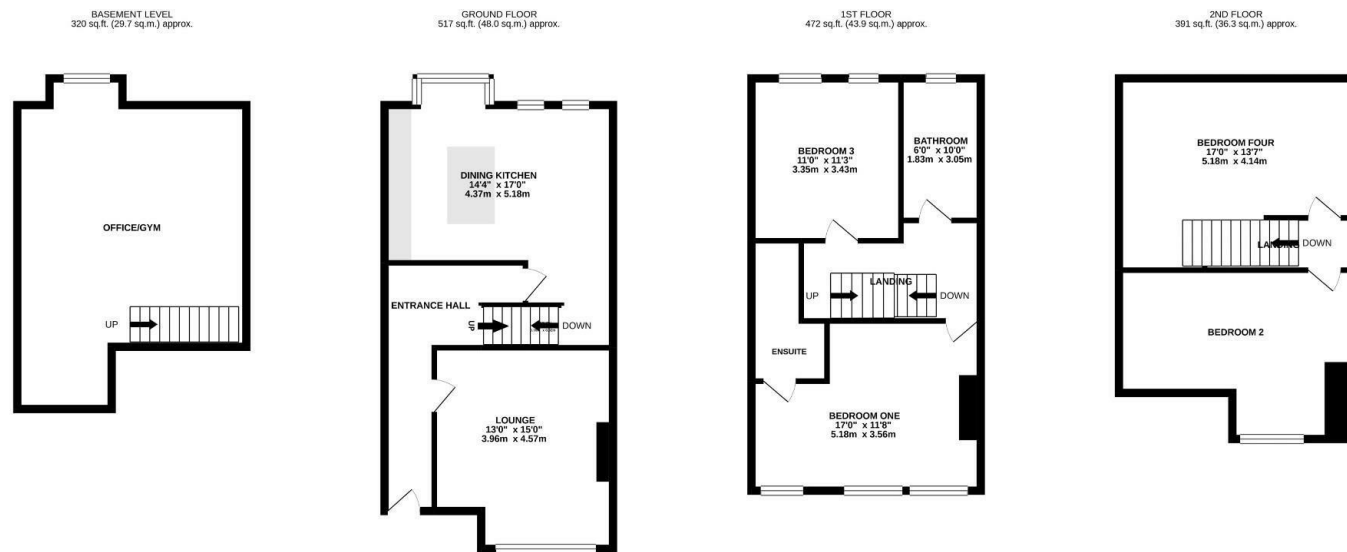


HARDISTY AND CO



TOTAL FLOOR AREA: 1700 sq.ft. (157.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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HARDISTY AND CO



Roman Place
Roundhay

£339,950

4 BEDROOM HOUSE - TERRACED

hardistyandco.com

INTRODUCTION

Hardisty and co will soon launch a completely refurbished, extremely spacious (circa 155 SQ m / 1680 SQ ft) four bedroom, three bathroom traditional terrace in this extremely convenient location. Finished to a stylish and high specification this property is sure to appeal to professionals or investors alike. There's a smart, spacious dining kitchen, living room and lower ground floor office/gym with bathroom. There are four double bedrooms, the master with new en-suite and spacious modern house bathroom. A court yard garden is ideal for sitting out, bbqs and alfresco dining! We have been asked to collate details of interested parties ahead of full marketing, please call to register your interest. We expect viewings to commence towards the end of March.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating						
	Current	Potential		Current	Potential			
Energy Efficiency Rating								
Very energy efficient - lower running costs								
(92 plus) A			Environmental Impact (CO₂) Rating					
(81-91) B			Very environmentally friendly - lower CO ₂ emissions					
(69-80) C			(92 plus) A					
(55-68) D			(81-91) B					
(39-54) E			(69-80) C					
(21-38) F			(55-68) D					
(1-20) G			(39-54) E					
Not energy efficient - higher running costs								
Not environmentally friendly - higher CO ₂ emissions								
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC		