



WEST PARK CLOSE, ROUNDHAY

GUIDE PRICE £290,000



# A beautifully presented family home in the heart of Roundhay.

A beautifully presented and cleverly extended two double bedroom semi-detached family home. Perfectly placed on a quiet cul-de-sac in the heart of Roundhay.

Within striking distance to many amenities/ cafes/ bars and restaurant's on Street Lane, leafy Roundhay Park as well as being perfectly placed for the commuter offering easy access to Wetherby, York, and the commercial business center of Leeds. Major arterial roads such as the A63, A58, A64, and A1/M1 links, as well as the outer ring road, are within close reach, providing excellent connectivity to the surrounding districts and motorway networks.



**Tenure**  
Freehold

**Local Authority**  
Leeds City Council

**Council Tax Band**  
A





## Property Description.

This fantastic home in brief comprises; entrance hall, spacious living room with large window to the front elevation and a multi-fuel burning stove and extended to the rear to create a dining area which is open plan to an extended kitchen - an ideal space for entertaining with friends and family.

The kitchen has been recently updated with herringbone tiling and fronted units. The dining area also features double doors opening directly onto a garden seating area, which is perfect for the summer months.

To the first floor is a landing which provides access to two double bedrooms and a bathroom which is fitted with a white suite.

The front of the house there is a small lawned garden with the rest laid with slate chippings, with wrought iron gates to the roadside set into brick pillars with lighting.

The aforementioned rear garden is a particularly good size and is predominantly lawned and fence enclosed, with the composite decking seating area having low walled beds which are planted. There is a wood store, bike store and garden store.

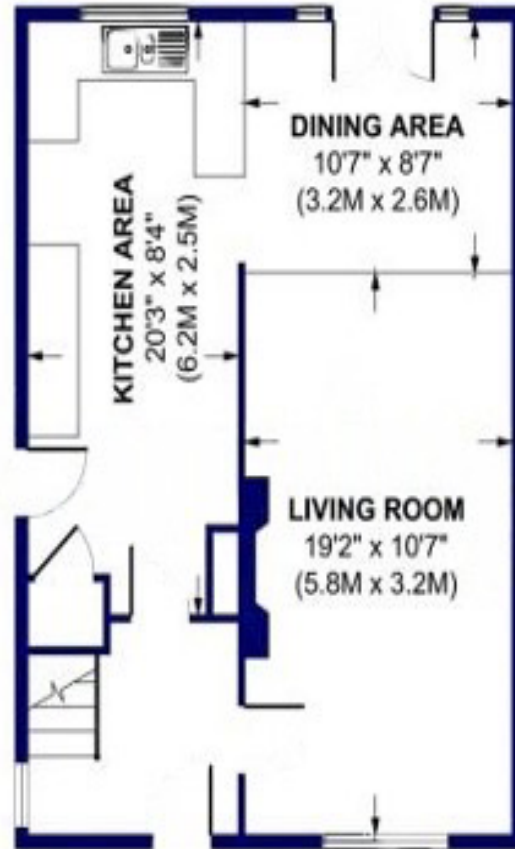
## Services

We are advised that the property has Gas central heating, mains water and mains drainage.



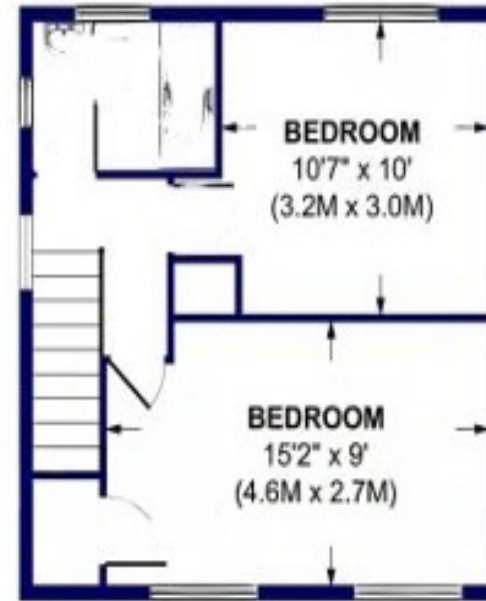
## GROUND FLOOR

APPROX. 49 SQ. METERS (531 SQ FEET)



## FIRST FLOOR

APPROX. 32 SQ. METERS (348 SQ FEET)



WEST PARK CLOSE

APPROX. GROSS INTERNAL FLOOR AREA 879 SQ FT / 81 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

LEEDS OFFICE - 0113 526 0711 - ROUNDHAY, LS8

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [www.northresidential.co.uk](http://www.northresidential.co.uk).

Particulars dated January 2024. Photographs and videos dated January 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

