



5 Kingswood Drive, Roundhay, Leeds, LS8 2BQ

£275,000

*** PLEASE NOTE - NO FURTHER VIEWING APPOINTMENTS AVAILABLE DUE TO PHENOMINAL DEMAND *** Located in one of Roundhay's most respected residential areas, a superb family house requiring some attention. With spacious gardens and off-street parking. uPVC double glazed and gas central heating system, EPC rating - D. Accommodation includes entrance porch, hallway, dining room, lounge, two double bedrooms and a single third bedroom, bathroom, separate WC.

The property is located in this popular family residential area offering access to local supermarkets, Street Lane shopping, schools and a delightful walk to the fabulous Roundhay Park.

GROUND FLOOR

uPVC double glazed door to

ENTRANCE PORCH

With uPVC double glazed windows to three sides, secure door with glazed side panels to

HALLWAY



Turned staircase leading up to the first floor, understoreys storage cupboards, picture rail

DINING ROOM

11'9" x 13'5" (3.6 x 4.1)



uPVC double glazed curved bay window to the front, feature fireplace around gas heater, central heating radiator

LOUNGE

11'9" x 14'9" (3.6 x 4.5)



uPVC double glazed window to the rear, two central heating radiators, built in bookcases, feature fireplace around living flame gas fire

KITCHEN

11'1" x 8'6" (3.4 x 2.6)



Requires updating. Range of fitted units, pantry store, central heating radiator, gas central heating boiler, uPVC double glazed windows to the side and rear, uPVC double glazed door to the side driveway

FIRST FLOOR



LANDING



Ceiling hatch access to loft with pull down ladder, uPVC double glazed window

BEDROOM 1

11'9" x 12'9" (3.6 x 3.9)



Built in wardrobes, uPVC double glazed curved bay window to the front, central heating radiator

BEDROOM 2

12'9" x 15'1" (3.9 x 4.6)



Built in wardrobes, uPVC double glazed window, central heating radiator

BEDROOM 3

6'10" x 7'10" (2.1 x 2.4)

Built in wardrobes, uPVC double glazed window, central heating radiator

BATHROOM

Requiring updating. Panelled bath, pedestal wash basin, airing cupboard, ceramic tiled walls, uPVC double glazed window

SEPARATE WC

Low WC, uPVC double glazed window

OUTSIDE



Paved and stocked garden to the front, driveway for off-street parking to the front and side. Spacious lawned and stocked west facing gardens to the rear

OUTSIDE



TENURE

Freehold

HOW TO GET THERE

From Street Lane turn onto Chelwood Drive, right onto Kedleston Road and then right onto Kingswood Drive. Alternatively, access Kingswood Drive directly from West Park Drive West.

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.



GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

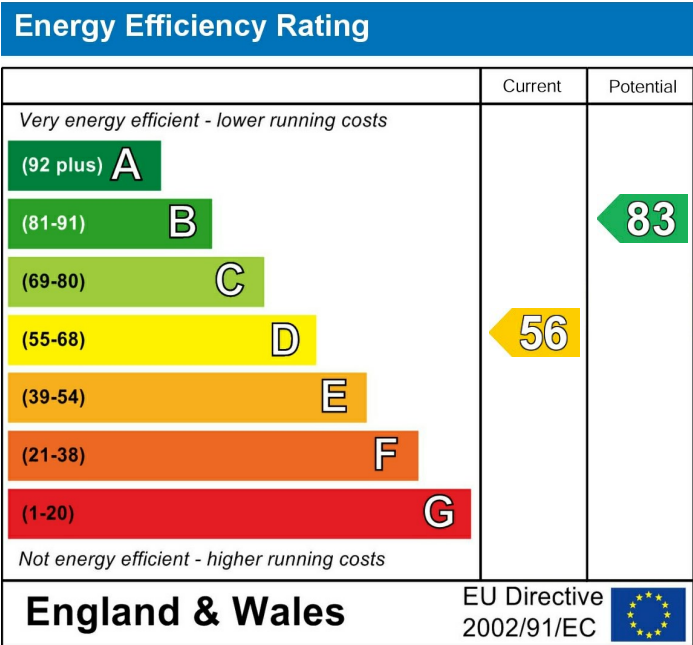
MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

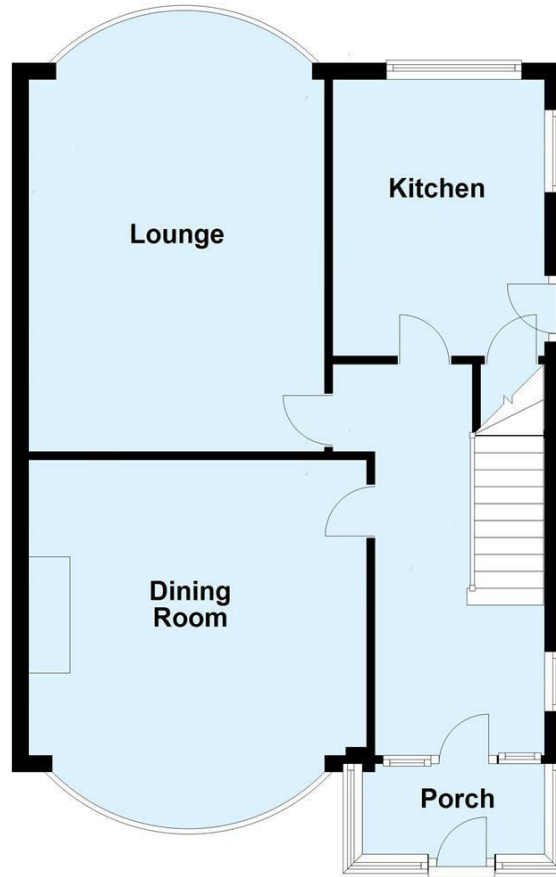
The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd
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Ground Floor

Approx. 54.9 sq. metres (591.3 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.1 sq. feet)

