



188 Wetherby Road, Roundhay, Leeds, LS8 2LF

Offers In Excess Of £325,000

NO CHAIN - Brimming with character, this is a distinctive 19th century two bedroom semi-detached stone cottage surrounded by green fields. With well-presented interiors and south facing lawned gardens and drive to carport and double garage for off-street parking. A stones throw away from Roundhay Park!

Fully uPVC double glazed windows and gas central heating system, EPC rating E.

Accommodation includes fine lounge with solid fuel stove, fitted breakfast kitchen, first floor landing, main bedroom with built in wardrobe and views overlooking the fields, modern bathroom with tub and shower cubicle. South facing lawned and stocked rear garden with patio. Versatile office room. Double width garage and carport accessed via remote controlled gates on Asket Hill.

GROUND FLOOR

Steps to secure door into

LOUNGE

12'9" x 14'5" (3.9 x 4.4)



Feature fireplace with cast-iron solid fuel stove, uPVC double glazed window overlooking fields, fan-assisted central heating radiator, engineered oak flooring, door to the breakfast kitchen

LOUNGE



BREAKFAST KITCHEN

14'5" x 12'9" (4.4 x 3.9)



Range of fitted units with corresponding work tops, ceramic sink with mixer tap and drainer, plumbed for washing machine, built in double oven, electric hob with extractor above, ceramic splash back tiling, engineered oak flooring, fan-assisted central heating radiator, air conditioning unit. Staircase to the first floor

BREAKFAST KITCHEN



BREAKFAST KITCHEN



FIRST FLOOR

LANDING

uPVC double glazed window

BEDROOM 1

10'5" x 14'5" (3.2 x 4.4)



uPVC double glazed window with views overlooking fields, central heating radiator, built in wardrobes with sliding mirror doors

BEDROOM 1



BEDROOM 2

12'9" x 7'2" (3.9 x 2.2)



uPVC double glazed window, store cupboard

BATHROOM

9'10" x 6'10" (3.0 x 2.1)



Modern suite of panelled bath, walk-in shower cubicle, low WC, pedestal wash basin, uPVC double glazed window, fan assisted central heating radiator

OUTSIDE



Low wall with gated access to part gravelled courtyard to the front. Spacious enclosed south facing lawned garden to the rear with patio and pathway to the garage

OUTSIDE



OUTSIDE



OUTSIDE



OFFICE

9'6" x 6'10" (2.9 x 2.1)

With private glazed door access and uPVC double glazed window, access to power within

CARPORT & DRIVEWAY



STREET ACCESS



With remote controlled double gated access from Asket Hill

DOUBLE GARAGE

18'8" x 14'1" (5.7 x 4.3)

Remote controlled roller door access from the carport

OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band C



HOW TO GET THERE

The property is located on the junction of Wetherby Road with Asket Hill and Elmete Lane. Viewers are advised to park on Asket Hill near Elmete Hill inlet

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.

PC - 27/09/2024 - 25/10/2024

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

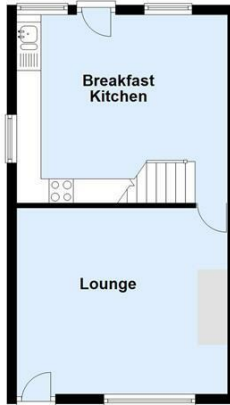
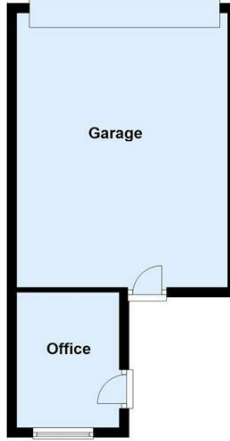
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

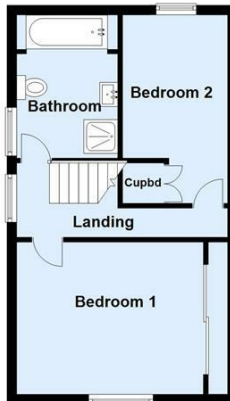




Ground Floor
Approx 40.2m² (423.3 ft²) excluding garage



First Floor
Approx. 34.1 sq. metres (366.8 sq. feet)



Alan Cooke Estate Agents Ltd, 382 Harrogate Road, Moortown, Leeds, LS17 6PY
0113 2888 666 www.alancooke.co.uk enquiries@alancooke.co.uk

