



23 Devonshire Avenue, Roundhay, Leeds, LS8 1AU

Chain Free £440,000

NO CHAIN: Offering character and well-presented interiors superbly located a stones-throw away from Street Lane shopping parade, this is a delightful three-bedroom semi-detached family house. Fully Upvc double-glazed and gas central heating system, EPC rating E.

Accommodation includes an entrance porch, hallway, lounge, dining room, garden room, and well-presented fully fitted kitchen. The first floor landing has three bedrooms, a shower room, and a separate WC. Second-floor versatile loft room.

Lawned and stocked gardens to the front and rear and detached garage.

GROUND FLOOR

uPVC double glazed door leading into:

RECEPTION PORCH

Glazed timber door and leaded stained glazed window into:

HALLWAY



Turned staircase leading up to first floor, hall robe, central heating radiator

HALLWAY



LOUNGE

11'1" x 12'9" (3.4m x 3.9m)



uPVC double glazed bay window to front, feature timber fireplace around gas 'living-flame' fire, coving, central heating radiator. Opening to dining room

LOUNGE



DINING ROOM

10'9" x 10'9" (3.3m x 3.3m)



Central heating radiator. Glazed double doors opening to:



GARDEN ROOM

6'2" x 8'6" (1.9m x 2.6m)



uPVC double glazed windows to three sides and door leading out to rear garden. Wood panelled floor

FITTED KITCHEN

9'2" max x 9'10" (2.8m max x 3.0m)



Well presented range of fitted units with corresponding worktops and under-unit lighting, gas-fired 'combi' water and central heating boiler, integrated dishwasher, inset 1.5 bowl sink with drainer, built in oven, gas hob with extractor above, uPVC double glazed window, uPVC double glazed door leading out to the side

FITTED KITCHEN



FIRST FLOOR

LANDING

Stair case with restricted head height leading up to second floor. uPVC double glazed window to the side

BEDROOM 1

11'1" x 12'5" (3.4m x 3.8m)



uPVC double glazed window, central heating radiator, wardrobe



BEDROOM 2

10'9" x 11'1" (3.3m x 3.4m)



uPVC double glazed window, central heating radiator

BEDROOM 3

7'10" x 10'2" (2.4m x 3.1m)



uPVC double glazed window, central heating radiator

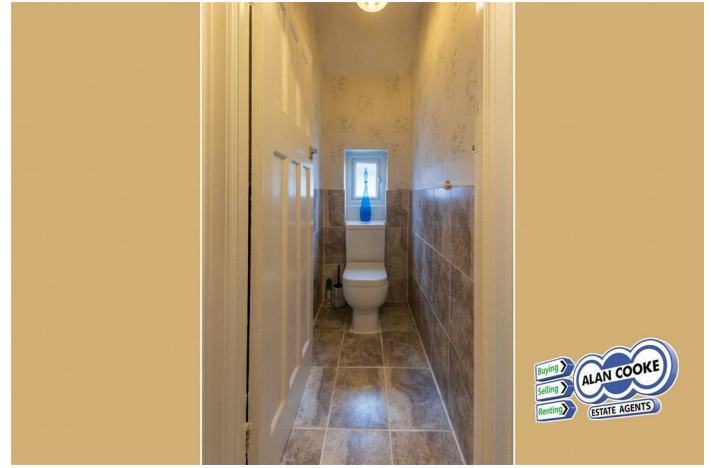
SHOWER ROOM

5'6" x 7'10" (1.7m x 2.4m)



Fully ceramic tiled walls and floor, walk-in shower cubicle, vanity washbasin, uPVC double glazed window, heated towel rail

WC



Part ceramic tiled walls and ceramic tiled floor, low WC

SECOND FLOOR

LOFT ROOM

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



Accessed via staircase with restricted head height. Versatile loft room with uPVC double glazed window

OUTSIDE



Gate access to driveway, lawned and stocked garden to front. Outhouse to side



OUTSIDE



OUTSIDE



DETACHED GARAGE

With up and over door to front and access from side

LOCATION



The property is well located within walking distance to the Street Lane Shopping Parade

TENURE

Freehold

COUNCIL TAX

Band C

HOW TO GET THERE

Devonshire Avenue is located directly off Street Lane

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

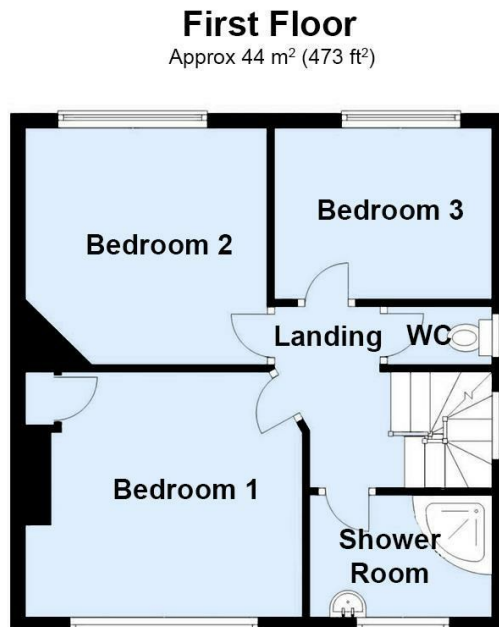
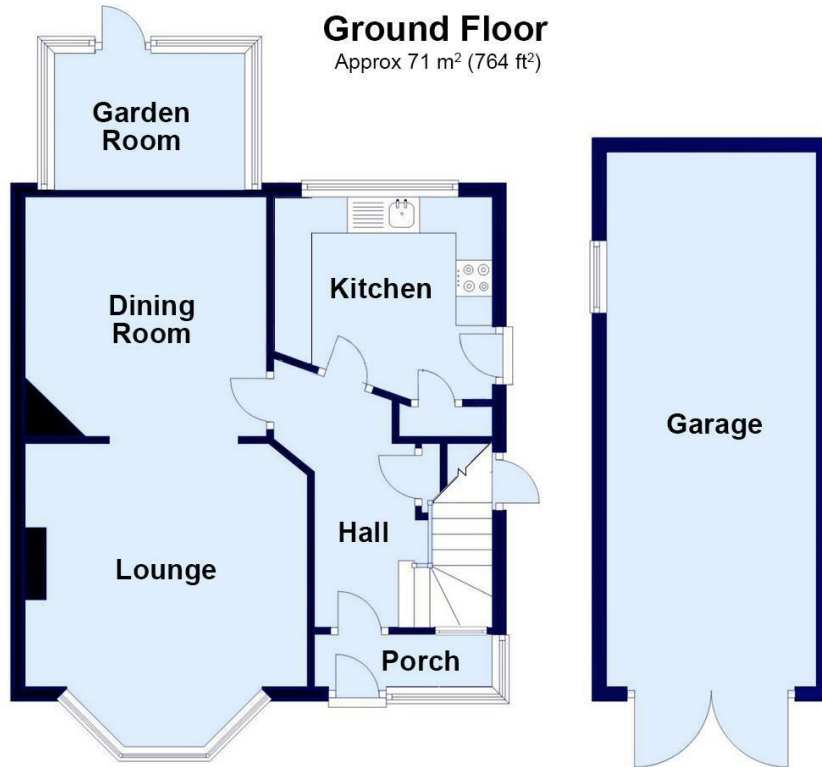
The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

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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 | 51 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Second Floor

Approx 8m² (84 ft²)

