



4 Talbot Grove, Roundhay, Leeds, LS8 1AB

£485,000

Conveniently located just off Street Lane, offering superb potential for further development, this is a spacious four double-bedroom character family house with integral double garage, enclosed gardens, three reception rooms plus first-floor study. EPC rating D.

Accommodation includes a spacious entrance hallway, lounge, sitting room, galley kitchen, dining room overlooking garden, and integral double garage. The first floor landing has a master bedroom suite with en-suite shower room, three further double bedrooms and a study, and a white bathroom suite. Outside is a double-width driveway and a pleasant, enclosed, lawned and stocked garden with a patio.

The property is conveniently located in this popular family residential area adjacent to local supermarkets, Street Lane shopping, schools including Allerton Grange & Talbot Primary School and a delightful walk to the fabulous Roundhay Park.

GROUND FLOOR

uPVC double glazed door with double glazed side panel leading into:

HALL



Turned staircase leading up to first floor, central heating radiator, coving

HALL



LOUNGE

16'0" into bay x 11'9" (4.9m into bay x 3.6m)



uPVC double glazed bay window to front, feature timber and glazed display cabinets, central heating radiator, coving

SITTING ROOM

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



uPVC double glazed door and side panel leading out to rear garden, central heating radiator, coving

KITCHEN

10'2" x 7'6" (3.1m x 2.3m)



Galley kitchen featuring range of fitted units with corresponding worktops, inset sink with mixer tap and drainer, built in double oven, four-ring gas hob, plumbed for dishwasher, uPVC double glazed window, cupboard containing newly installed gas-fired 'combi' water and central heating boiler



DINING ROOM

12'9" x 12'1" (3.9m x 3.7m)



Delightful dining room with views over the rear garden, uPVC double glazed window to both sides and uPVC double glazed sliding patio doors leading out to rear garden, central heating radiator

INTEGRAL DOUBLE WIDTH GARAGE

16'8" x 14'1" (5.1m x 4.3m)



Versatile and spacious garage with potential for additional accommodation. Roller doors and side door to front and wide double doors leading out to rear garden. Accessed from the hallway. Plumbing for utilities - washing machines

FIRST FLOOR

LANDING

Ceiling hatch access to loft

MASTER BEDROOM SUITE

Comprising:

BEDROOM 1

16'8" x 14'1" max (5.1m x 4.3m max)



uPVC double glazed windows to front and to rear, central heating radiator

BEDROOM 1



EN-SUITE SHOWER ROOM

7'2" x 2'11" (2.2m x 0.9m)

Low WC, wash basin, walk-in shower cubicle



BEDROOM 2

13'9" x 11'9" (4.2m x 3.6m)



uPVC double glazed window to front, built in wardrobes with sliding mirrored doors, central heating radiator

BEDROOM 4

11'9" x 9'2" (3.6m x 2.8m)



uPVC double glazed windows to both sides, central heating radiator, eaves storage

BEDROOM 3

13'9" x 11'9" (4.2m x 3.6m)



uPVC double glazed window to rear, central heating radiator

BATHROOM

7'6" x 8'6" (2.3m x 2.6m)



White suite of panel bath with hand shower, low WC, pedestal wash basin, part ceramic tiled walls, uPVC double glazed window, central heating radiator

STUDY

10'2" x 7'2" (3.1m x 2.2m)



uPVC double glazed window to side, central heating radiator



OUTSIDE



Stocked garden to front, double width driveway for off-street parking. Enclosed and attractive lawned and stocked garden to rear with patio

OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band E

HOW TO GET THERE

Talbot Grove is approached directly from 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

Incorporated in England 6539351



Energy Efficiency Rating



