

## 5 Larkhill Green, Roundhay, Leeds, LS8 1RD

**Chain Free £210,000**

NO CHAIN - With a driveway for off-street parking, this well presented two bedroom semi-detached house with front and rear gardens, in a cul-de-sac location, is available to purchase. Fully uPVC double glazed, gas combi central heating system, EPC rating D.

Accommodation includes entrance hall, through lounge, fitted kitchen. First floor landing, two double bedrooms, ceramic tiled shower wet-room.

The property is superbly located within walking distance to local schools including Allerton Grange High School and Moor Allerton Hall Primary School.



## GROUND FLOOR

uPVC secure front door with security grill into

## HALLWAY

uPVC double glazed window, central heating radiator, under-stairs storage cupboard

## LOUNGE

19'0" x 10'5" (5.8m x 3.2m)



Through lounge with uPVC double glazed window to the front and uPVC double glazed sliding patio door to the rear, central heating radiator, wall-mounted electric heater

## LOUNGE



## KITCHEN

9'2" x 7'6" (2.79m x 2.29m)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, ceramic splash back tiling, built in oven, gas hob with extractor above, plumbed for washing machine, pantry, uPVC double glazed door to the side with security grill, uPVC double glazed window overlooking the garden

## FIRST FLOOR

## LANDING

Ceiling hatch access to the loft, uPVC double glazed window

## BEDROOM 1

15'1" x 8'10" (4.6m x 2.7m)



Two uPVC double glazed windows, central heating radiator, cupboard containing gas-fired combi water and central heating boiler



## BEDROOM 2

10'5" x 10'2" (3.2m x 3.1m)



uPVC double glazed window, central heating radiator

## SHOWER ROOM

7'6" x 5'10" (2.3m x 1.8m)



Fully ceramic tiled wet-room with wall mounted electric shower, uPVC double glazed windows to the rear and side, low WC, pedestal wash basin

## OUTSIDE



Driveway offering off-street parking to the front with lawned and gravelled frontage. Enclosed, lawned garden with timber gazebo to the rear

## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band A

## HOW TO GET THERE

From our office in Moortown, travel south towards Leeds on Harrogate Road. Turn left onto Lidgett Lane then right onto Allerton Grange Avenue, right onto Larkhill Road and then left onto Larkhill Green

## 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

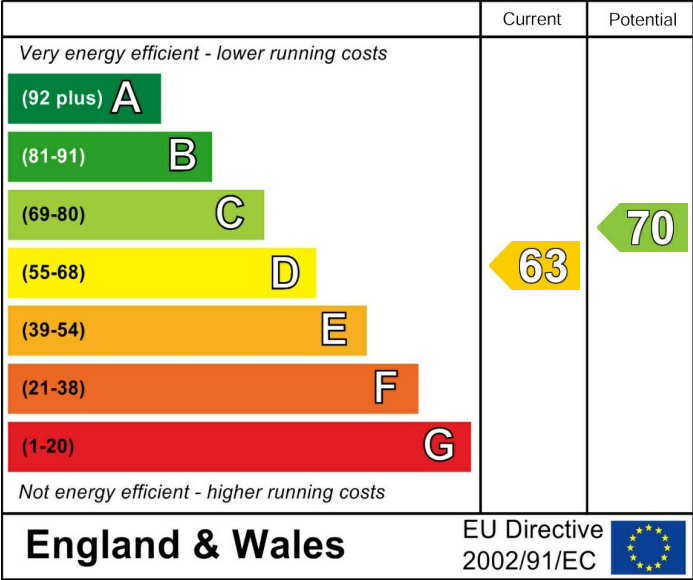
The floorplan is provided for general guidance and is not to scale.

**Alan Cooke Estate Agents Ltd**

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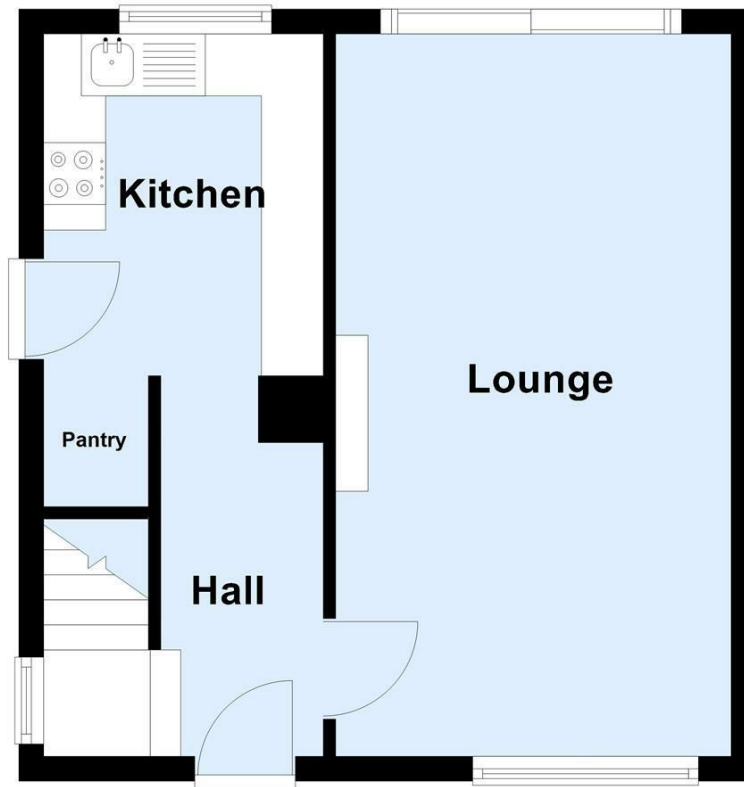
Energy Efficiency Rating





## Ground Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



## First Floor

Approx. 32.5 sq. metres (349.4 sq. feet)

