





Dwell Leeds are delighted to present this characterful and unusually spacious 2 bedroom flat situated on the top floor of a converted semi detached house in Roundhay. Set back from Street Lane, the property benefits from a wide range of independent shops and restaurants and is just a short walk from the magnificent Roundhay Park. The current owner has converted the property to an excellent standard whilst maintaining many of the original features, making this an ideal purchase for those seeking contemporary living in one of the most sought-after areas of Leeds.

LOCATION This converted semi-detached property is located on Street Lane in Roundhay, an ideal area for those seeking accommodation close to a range of local amenities and independent shops. The property is also just a 5 minute walk from Roundhay park. A regular bus service stops just outside, offering convenient access to the city centre and the ring road to the north provides excellent road access further afield.

HALLWAY A grand staircase leads to a spacious entrance leading to all rooms. Carpeted floor. Ample space for bookcases and a study area, or alternatively additional space for possible built in storage .

LOUNGE 17' 3" x 17' 4" (5.26m x 5.30m) A very large living space (28sq.m) having high ceilings, characterful wooden beams and a large uPVC window to the front of the property overlooking Street Lane. Carpeted floor. This room is a hugely impressive space, ideal for entertaining guests.

KITCHEN 6' 6" x 9' 10" (1.99m x 3.70m) A well proportioned, modern kitchen featuring marble effect work tops, modern





cream gloss units, black tiled splashback & grey laminate flooring. Appliances include electric cooker & hob, in-built fridge and freezer, washing machine and dishwasher.

BEDROOM 1 12' 1" x 13' 1" (3.69m x 4.01m) A master bedroom situated to the rear of the property and having elevated views of the rear garden and further afield. Large Upvc window and cream carpets.

BEDROOM 2 11' 8" x 7' 10" (3.57m x 2.40m) Double bedroom located to the front of the property having high ceilings, cream carpet & a large Upvc window

BATHROOM 6' 0" x 8' 8" (1.84m x 2.65m) Modern 3 piece white suite having mains shower over bath, low flush WC and a pedestal hand wash basin. Partially tiles walls with white tiled flooring. Inset ceilings spotlight

EXTERNAL To the front of the property is a parking area with 1 private space designated for this flat and 2 visitor parking bays. To the rear is a shared garden area with a lawn and a gravel path running through the middle. Mature shrubs and small trees run along the borders.

Gas Central Heating

Double Glazing

High Ceilings

Off Street Private Parking

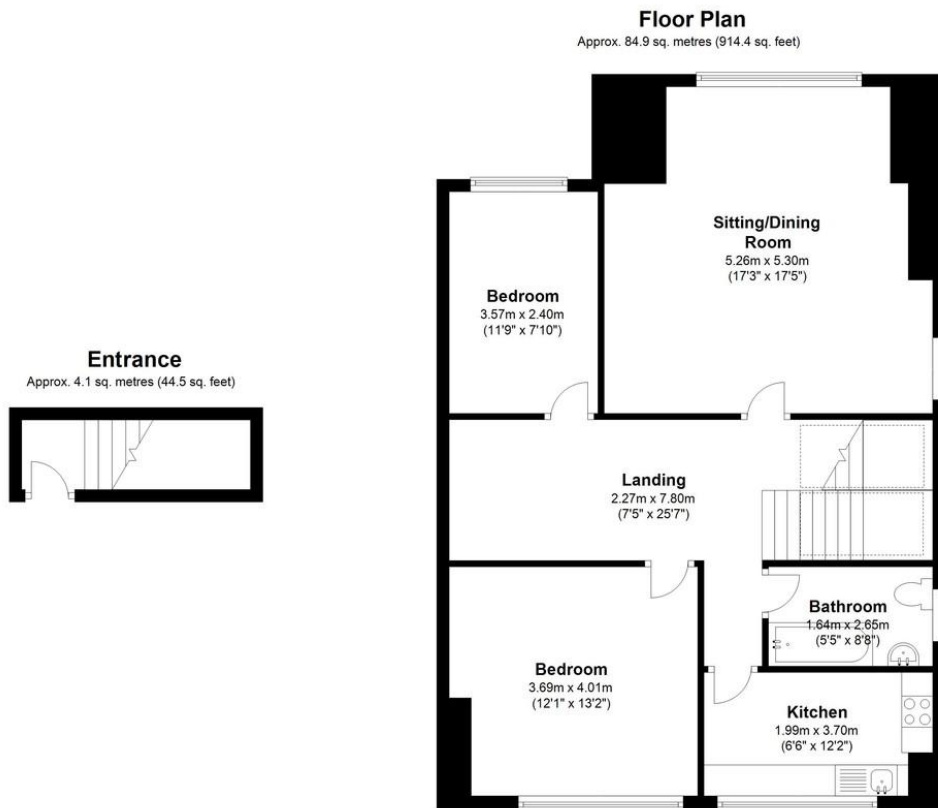


LEASEHOLD DETAILS Service Charge: The landlord has provided us with an approximate figure of £50pcm

Ground Rent: £200pa

Lease: 125 years from 2015





Total area: approx. 89.1 sq. metres (958.9 sq. feet)
 Floor plans are for identification only. All measurements are approximate.
 Plan produced using PlanUp.

