



West Park Gardens  
Roundhay

Asking Price £225,000



ManningStainton

helping people move

# West Park Gardens

Roundhay, Leeds, LS8

A spacious three bedroom end-townhouse tucked away in this small cul-de-sac within one of Roundhay's most sought-after residential locations, having accommodation arranged over three floors with a potential granny/teenage suite to the ground floor, and two off-street parking spaces. The property has been recently redecorated throughout and the internal accommodation briefly comprises to the ground floor an entrance porch leading through into the entrance hall, with doorway through into the potential granny-suite, which comprises a large reception room with double doors out to the rear garden, a fourth bedroom/office, and a shower room. To the first floor, a particular feature of this property is the generous, light and airy living room with double doors out onto the rear balcony, spacious enough for a table and chairs, and the kitchen is fitted with a range of base and wall units and integrated cooking facilities. To the second floor are three bedrooms, the master bedroom having fitted wardrobes and dressing table, and the house bathroom. Externally, there is a tiered garden to the rear of the property with patio area and raised planted beds surrounded by mature trees, and there are two off-street parking spaces to the front. Situated in a fantastic location for access to the cosmopolitan shops and amenities on Street Lane, with Roundhay Park on the doorstep and a range of good local schools close at hand. NO ONWARD CHAIN!

The property is a few minutes from extensive amenities on Street Lane, including restaurants, cafe bars, shops and designer boutiques. Additional facilities on Oakwood Parade and Moortown Corner include popular restaurants, shops and supermarkets including a Marks & Spencer food hall. Roundhay Park offers many recreational amenities including the boating lake, Soldiers Field and Tropical World. Regular transport services are available which provide access to the city centre and surrounding areas and the outer Ring Road is also close by, providing access to the business centres of Harrogate, York and Bradford and the A1-M1 link road for those commuting further afield. There is a range of schools for all ages and grades in the area, together with a choice of highly regarded children's nurseries.







**WEST PARK GARDENS**

APPROX. GROSS INTERNAL FLOOR AREA 1347 SQ FT / 125 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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**Directions**

From our Oakwood office on Roundhay Road turn left, and bear left at the traffic lights onto Princes Avenue. Continue through Soldiers Field as the road then becomes Street Lane, then turn right onto Park Lane. Take the first turning left onto West Park Road, then the third turning left onto West Park Gardens, where the property will be identified by our Manning Stainton For Sale board.

**Viewing**

By appointment only through our Oakwood branch

**Open 7 days a week**

Mon, Tues, Thurs, Fri	9.00 - 5.30
Wednesday	9.45 - 5.30
Saturday	9.00 - 4.00
Sunday	10.00 - 3.00

**Agents Notes:**

All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

