



ROSSALL ROAD,
LEEDS, LS8 5BQ
£129,950

4 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

Spacious four bedroom through terrace property offering expansive accommodation over three floors, ideal for the growing family or making an ideal investment opportunity.

The property is situated close to the local shops and amenities on Harehills Lane, as well as good access into Leeds City Centre and St James' Hospital. The internal accommodation has gas central heating and double glazing and briefly comprises to the ground floor an entrance porch, hallway, two generous reception rooms with one benefiting from a storage cupboard, with a separate kitchen to the rear which is fitted with a range of wall and base level storage units. To the first floor a landing gives access to two bedrooms and the modern house bathroom with shower over the bath, and to the second floor are two further double bedrooms. Externally, there are yards to the front and rear. Viewing highly recommended to appreciate the size of the accommodation on offer.

Further amenities are available within the vibrant 'village' of Chapel Allerton which offers extensive local amenities including a range of cosmopolitan restaurants and cafe bars, supermarkets, banks and various other specialist shops, Moortown Corner where there is a Marks & Spencer food outlet, Street Lane and Oakwood Parade where there are a variety of restaurants, cafes, shops and designer boutiques. Leisure facilities, including swimming pools, are available at both Scott Hall and Fearnville Sports Centres, with additional amenities at Chapel Allerton Tennis and Squash Club. Leafy Potternewton Park is close by and slightly further afield Roundhay Park offers many recreational amenities including parkland walks, the boating lake, the sweeping lawns and sports grounds on Soldiers Field, pretty Canal Gardens and Tropical World which is a particularly popular attraction with children. Regular transport services available on Harehills Lane and Roundhay Road afford easy access to the city centre and surrounding areas. The A58 and Leeds outer Ring Road provide access to the business centres of Bradford, Harrogate, York and Wetherby.

ENTRANCE PORCH

Double glazed entrance door, double glazed window to front and courtesy light.

ENTRANCE HALL

Staircase leading to first floor, radiator and access to reception rooms.

LOUNGE

Double glazed bay window to front and radiator.

DINING ROOM

Double glazed window to rear, telephone point, radiator and access to kitchen and under stairs storage cupboard.

KITCHEN

Fitted wall and base units with work surfaces over, sink unit, built in oven and gas hob with extractor hood over, space for washing machine, tiled walls, tiled flooring, combination boiler, two double glazed windows to side and double glazed door to side.

FIRST FLOOR

LANDING

Access to first floor rooms, storage cupboard and staircase leading to second floor.

BEDROOM ONE

Two double glazed windows to front and radiator.

BEDROOM TWO

Double glazed window to rear and radiator.

BATHROOM

White three piece suite comprising panelled bath with shower over, hand wash basin, low level WC, tiled flooring, tiled walls, heated towel rail, extractor fan and double glazed window to rear.

SECOND FLOOR

LANDING

Access to second floor rooms.

BEDROOM THREE

Double glazed velux widow to rear and radiator.

BEDROOM FOUR

Double glazed velux window to front and radiator.

OUTSIDE

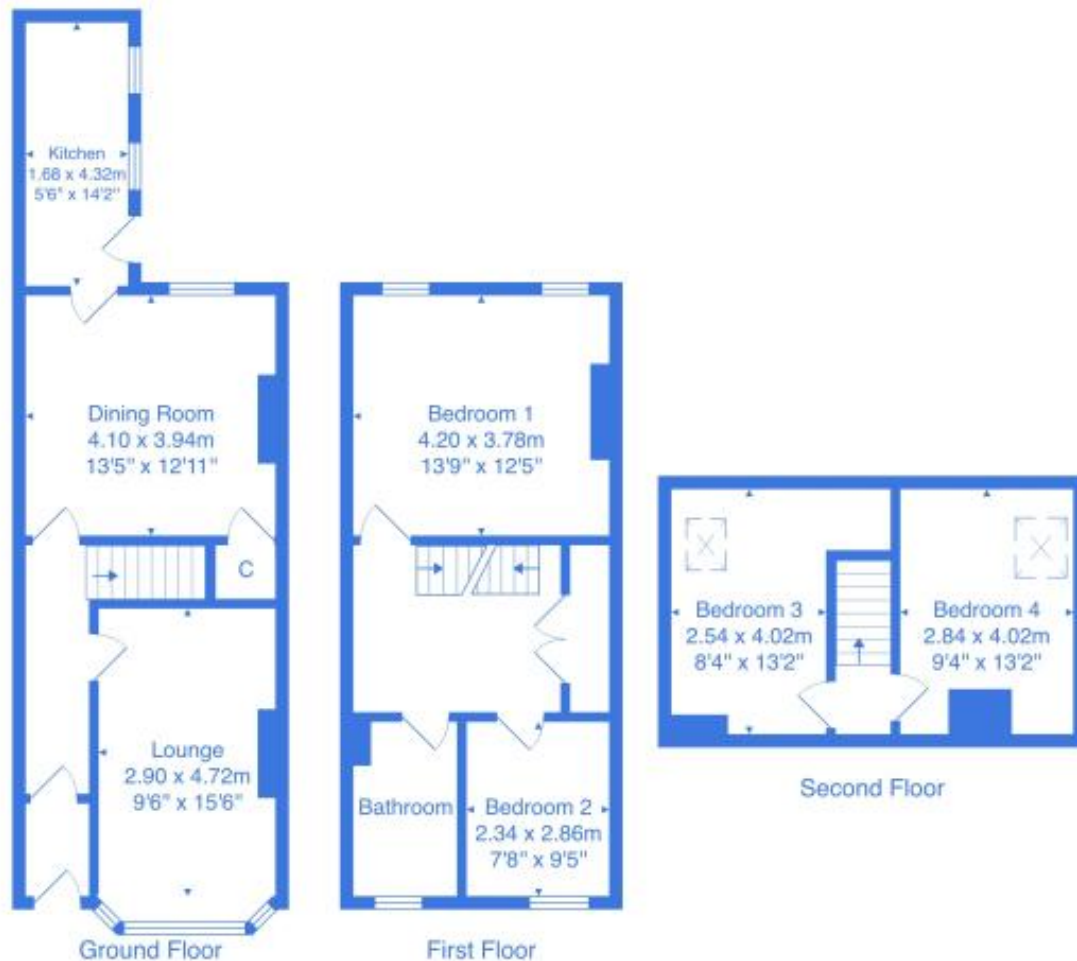
FRONT GARDEN

With hedge boundaries.

REAR YARD

With wall boundaries.





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

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