



Roche Avenue | | LS14 6NS

£295,000

Four Bedroom Semi-Detached | Council Tax Band D | EPC Rating B

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***** FOUR BEDROOM SEMI-DETACHED HOUSE - SOLD WITH NO ONWARD CHAIN *****

Introducing this well-presented four-bedroom semi-detached house, available for sale in a highly sought-after location. This property is in good condition and ideally suited to first-time buyers and families, offering both comfort and practicality within a vibrant community.

The spacious reception room has French windows, offering views of the garden and providing direct access, seamlessly connecting the indoors with the outdoor space. Perfect for relaxing or entertaining, the flow of natural light creates a warm and welcoming ambiance throughout the living area.

The modern kitchen is fitted with integrated appliances and features a dedicated breakfast area, making it an ideal setting for both busy weekday mornings and relaxed weekend gatherings. Additionally, the property boasts four double bedrooms, all offering generous space. The master bedroom benefits from an en-suite and built-in wardrobes, while the third bedrooms also offers bespoke fitted storage, ensuring convenience and organisation. A well appointed family bathroom features a shower and a heated towel rail, providing a touch of indulgence.

This home includes parking and the modern addition of EV charging facilities, offering both convenience and future-proofing for electric vehicle owners. Residents will enjoy excellent access to public transport links, making commuting effortless. Well-regarded schools are close by such as Beechwood Primary School and Bishop Young Academy and there is easy access to Leeds city centre, Cross Gates train station, and the M1 motorway. A wealth of local amenities along with scenic nearby Roundhay parks within close proximity, supporting a balanced lifestyle.

Combining modern comforts with a family-friendly layout and desirable location, this property offers a wonderful opportunity to own a spacious and stylish home in a thriving community.

Early viewing is highly recommended.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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