



**Preston  
Baker**   
Estate & letting agents

22 Bideford Avenue  
Leeds, West Yorkshire, LS8 2AE

**£375,000**

At a glance

[www.prestonbaker.co.uk](http://www.prestonbaker.co.uk)

  
**BEST**  
ESTATE AGENT GUIDE  
2018 : TOP 100  
SALES & LETTINGS

4X  1X  2X  2X  3X 





This well presented, spacious, four bedroom semi-detached family property is situated in the popular Roundhay area of North Leeds just off leafy Street Lane.

The local area boasts a great selection of amenities, good schools, regular city centre transport links, sport/leisure facilities and scenic Roundhay Park making it the perfect property for professional buyers and growing families.

The family home enters through a glazed porch into a hallway and then through into the spacious living room with a large bright bay window overlooking the front gardens. There is also a separate good sized dining room that leads out into a very private family garden with a very large lawn, patio area and fenced borders. The fitted kitchen has cabinets and worktops to two sides and includes a long seating breakfast bar and lots of built in storage.

The first floor consists of four bedrooms, three of which have the benefit of a full wall of built in wardrobes and the fully tiled house shower room.

The property has a lawned front garden and has the benefit of a detached garage and driveway to the side of the property providing off-street parking.

The spacious, light and airy feel to this lovely family home needs to be inspected to be fully appreciated.



The floor plan shows a house with a green living area and a brown reception area. The green area includes a sitting room and a living room, both with dimensions in feet and inches and meters. The brown area includes a reception hall and a porch. The kitchen and dining room are also shown with dimensions. The plan includes doors, windows, and a staircase.

**KITCHEN & DINING ROOM**  
9'1" x 22'3"  
2.76m x 6.77m

**SITTING ROOM**  
11'4" x 14'4"  
3.46m x 4.37m

**LIVING ROOM**  
12'4" x 14'2"  
3.77m x 4.33m

**RECEPTION HALL**

**PORCH**

This floor plan shows a rectangular house with a semi-circular extension on the left side. The layout includes four bedrooms, a bathroom, and a central landing. The bedrooms are colored yellow, the bathroom is light blue, and the landing is brown. The semi-circular extension contains two bedrooms. The main rectangular part of the house contains two bedrooms, a bathroom, and a landing. The entrance is located on the right side of the main rectangle, leading into the landing. The overall dimensions of the house are 27.5m by 3.40m.

Room	Dimensions (ft)	Dimensions (m)
Bedroom (Top Right)	9'0" x 11'2"	2.75m x 3.40m
Bedroom (Middle Left)	11'11" x 14'5"	3.63m x 4.40m
Bedroom (Bottom Left)	11'8" x 14'3"	3.56m x 4.34m
Bedroom (Bottom Right)	7'7" x 7'3"	2.32m x 2.20m
Bathroom	4'2" x 10'2"	1.28m x 3.10m
Landing	-	-

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020

[illegible]





**Preston  
Baker**



**Preston Baker**

Roundhay Rd, Oakwood  
LS8 4BA

[oakwood@prestonbaker.co.uk](mailto:oakwood@prestonbaker.co.uk)

0113 248 3302

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			75
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-10) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			