



Stoneacre  
Properties



## Talbot Crescent

Roundhay Leeds, LS8 1AL

Asking Price £370,000





# Talbot Crescent

Roundhay Leeds, LS8 1AL

Asking Price £370,000



Talbot Crescent is located in the heart of this residential area of LS8, just off Street Lane and therefore moments away from the range of fantastic independent shops, restaurants and bars that the area has to offer. Nearby Roundhay Park offers beautiful woodland walks alongside a range of recreational activities.

The property is entered into an entrance porch, leading into the entrance hall. The lounge is a bright reception room, with corner set fireplace. The rear of the property has been extended to offer a fantastic open plan living/dining/kitchen area with bi-folding doors leading to the rear garden.

The first floor provides access to two double bedrooms, each with fitted wardrobes, along with a single bedroom and house bathroom. The property benefits from gas fired central heating and double glazing throughout.

Externally the property features a gravelled front garden area along with paved driveway leading to the detached external store. The rear of the property is mainly laid to lawn, enjoying a sunny, West facing aspect, along with brick paved patio area accessed directly from the bi-folding doors in the extended, open plan living/dining/kitchen area.



## Road Map



## Hybrid Map



## Terrain Map



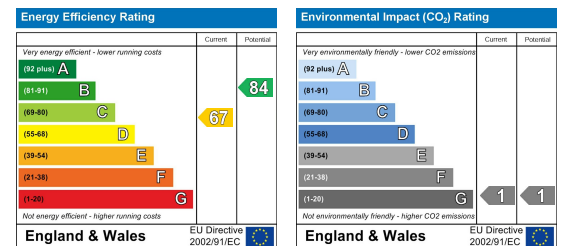
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.