



## 9 ROMAN VIEW

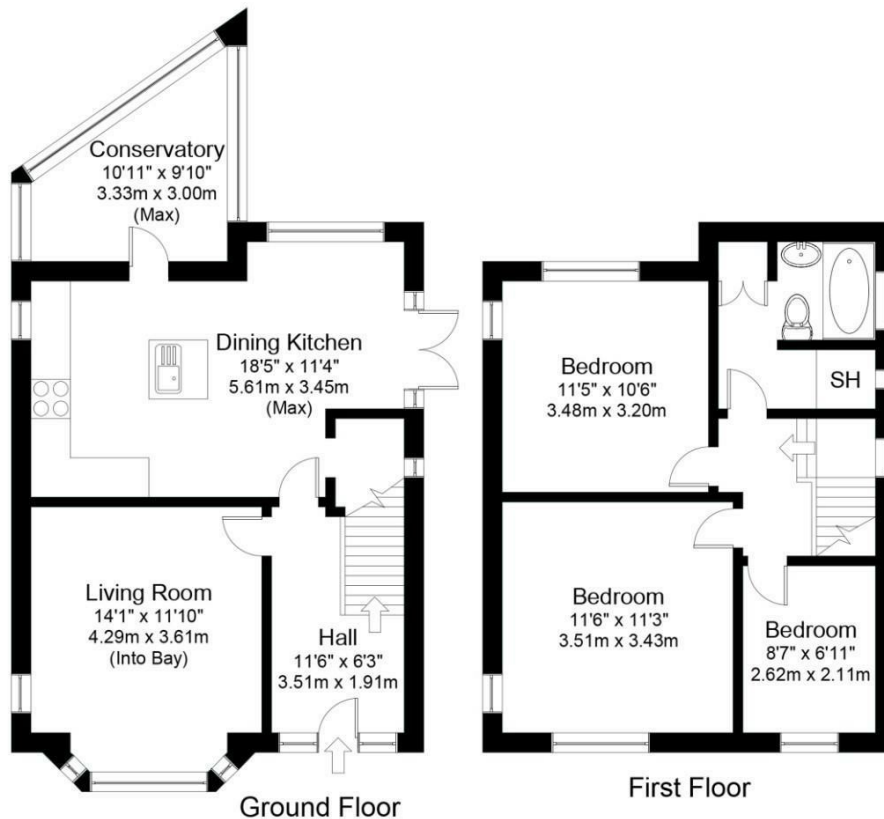
LEEDS, LS8 2DL

£550,000  
FREEHOLD

This exquisite family home is perfectly situated right next to the beautiful Roundhay Park, with a plethora of activities and amenities just a stone's throw away, this is an opportunity not to be missed!

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Gross internal floor area (approx.): 93.6 sq m (1,008 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |
|   |  |                         | 78        |
|   |  | 51                      |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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