



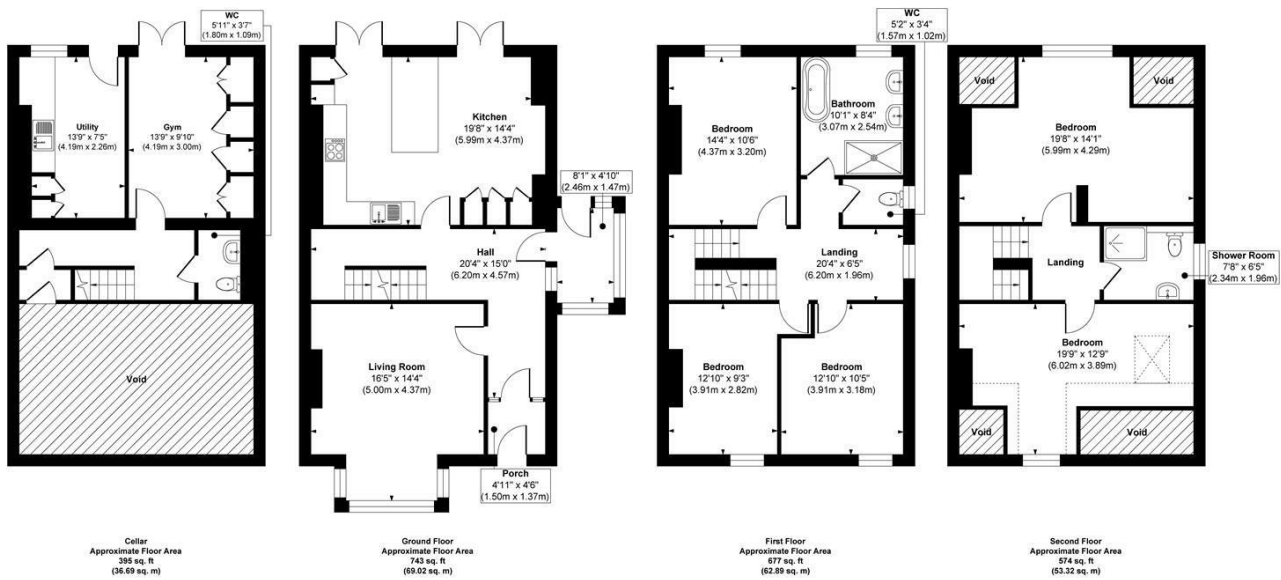
52 DEVONSHIRE AVENUE
LEEDS, LS8 1AY

£950,000
FREEHOLD

This is a rare opportunity on Devonshire Avenue, Roundhay. Close to outstanding schools, Roundhay Park and plenty more. It is the perfect family home you are looking for.

MONROE

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 2389 sq. ft / 221.92 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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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