



## 6 DENTON AVENUE

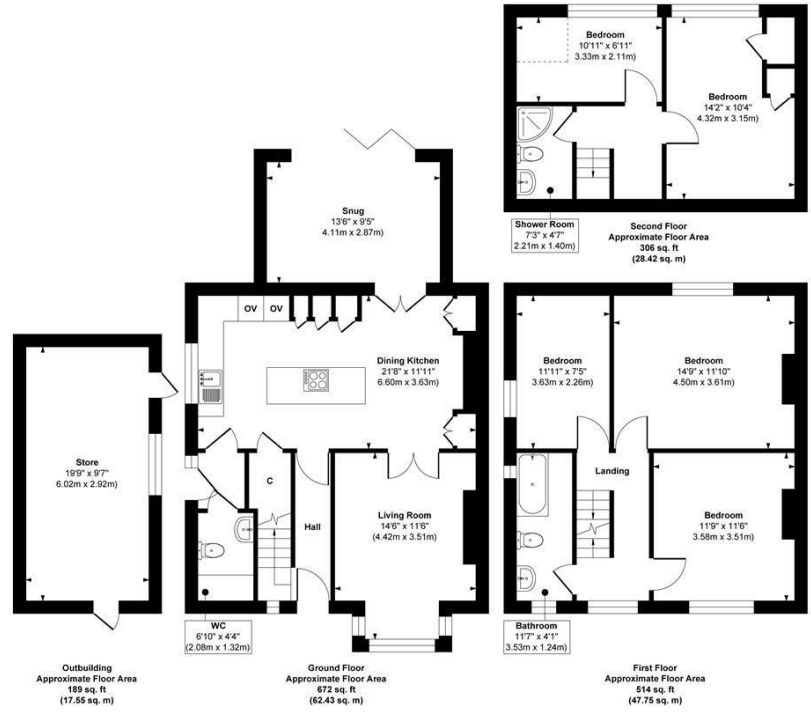
LEEDS, LS8 1LE

£650,000  
FREEHOLD

Monroe is thrilled to present 6 Denton Avenue, a stunning five-bedroom family home nestled in the heart of Roundhay. This highly sought-after North Leeds suburb offers a wealth of local amenities including scenic leafy surroundings, an exceptional school catchment, top-class golf courses, and a fantastic selection of restaurants and bars.

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**Approx. Gross Internal Floor Area 1681 sq. ft / 156.15 sq. m (Including Outbuilding)**  
 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			63
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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