



## 212 WEST PARK DRIVE WEST

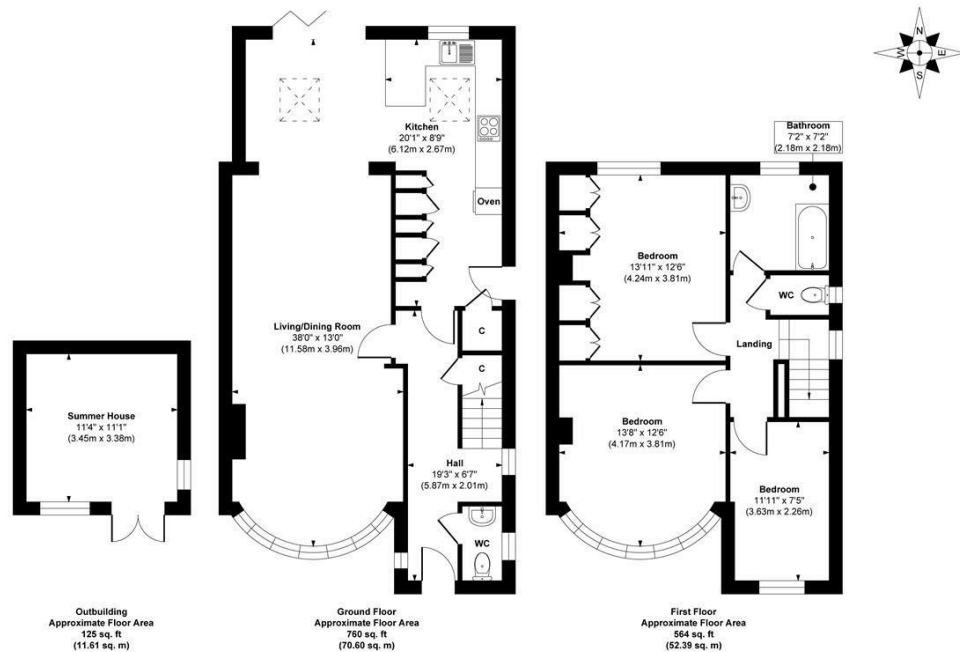
LEEDS, LS8 2DA

£475,000  
FREEHOLD

Welcome to 212 West Park Drive West, nestled in the vibrant and picturesque suburb of Roundhay. This highly sought-after area in North Leeds is renowned for its blend of natural beauty and array of amenities. Residents enjoy easy access to lush green spaces, prestigious golf courses, tennis courts, and a diverse selection of exceptional restaurants and bars, making it an ideal place to live and explore.

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**Approx. Gross Internal Floor Area 1449 sq. ft / 134.60 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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