

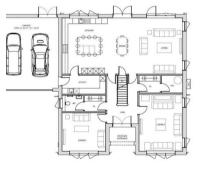








TOTAL FLOOR AREA 334 M2 / 3595 SQ.FT





OUND FLOOR PLAN M² / 1765 SQ.FT

FIRST FLOOR PLAN

## PARK LANE HOUSE ROUNDHAY PARK LANE LEEDS, LS17 8AR

£1,995,000 FREEHOLD

\*\*\*\*DUE TO HIGH INTEREST LEVELS, BEST AND FINAL OFFERS MUST BE SUBMITTED IN WRITTING TO MONROE (LANDANDNEWHOMES@MONROESTATEAGENTS.COM) - NO LATER THAN 12 NOON ON FRIDAY THE 20TH JUNE 2025\*\*\*\*

A rare opportunity to secure a luxury new-build home in one of North Leeds' most prestigious villages— where modern design meets timeless village charm.

MONROE

SELLERS OF THE FINEST HOMES

## TOTAL FLOOR AREA 334 M2 / 3595 SQ.FT **GROUND FLOOR PLAN** FIRST FLOOR PLAN 164 M<sup>2</sup> / 1765 SQ.FT 170 M<sup>2</sup> / 1830 SQ.FT



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

Land & New Homes 1-3 The Avenue Alwoodley Leeds West Yorkshire LS17 7BD

0113 350 1444 landandnewhomes@monroeestateagents.com www.monroeestateagents.com



SELLERS OF THE FINEST HOMES