



212 WEST PARK DRIVE WEST

LEEDS, LS8 2DA

£499,950
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.

MONROE

SELLERS OF THE FINEST HOMES

212 WEST PARK DRIVE WEST

- Gorgeous three-bedroom semi-detached home
- Spacious breakfast kitchen-diner
- Open-plan living space
- Downstairs WC
- Three fabulous double bedrooms
- Fully tiled house bathroom
- Fabulous private rear garden with a decked terrace
- Large private driveway
- Rich in local amenities
- Excellent school catchment



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The ground floor of this stunning home offers a spacious, open-plan living area, featuring an electric fire, which seamlessly flows into the contemporary kitchen-diner. The sleek kitchen is fitted with high-end NEFF integrated appliances, a breakfast bar, and bi-fold doors that open up to a delightful, decked terrace, extending your living space outdoors. A convenient WC completes the ground floor.

On the first floor, you'll find three generously sized double bedrooms, including a primary bedroom with fitted wardrobes offering ample storage. The fully tiled house bathroom features an inset bath with an overhead shower, alongside a separate WC for added convenience.

Externally, the property boasts a large private terrace and a beautifully maintained garden, providing the perfect setting for entertaining family and friends. To the front, there is ample off-street parking.

REASONS TO BUY

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ENVIRONS

Roundhay, a highly sought after North Leeds suburb that boasts a wealth of amenities. The conservation area in Roundhay offers scenic leafy surrounds, outstanding schools, and a selection of fine dining establishments and bars. There is an abundance of sports facilities, including tennis courts, several championship golf courses, and a bowling green, which are complemented by a variety of yoga studios, fitness centres, and the weekly parkrun hosted in Roundhay Park.

The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

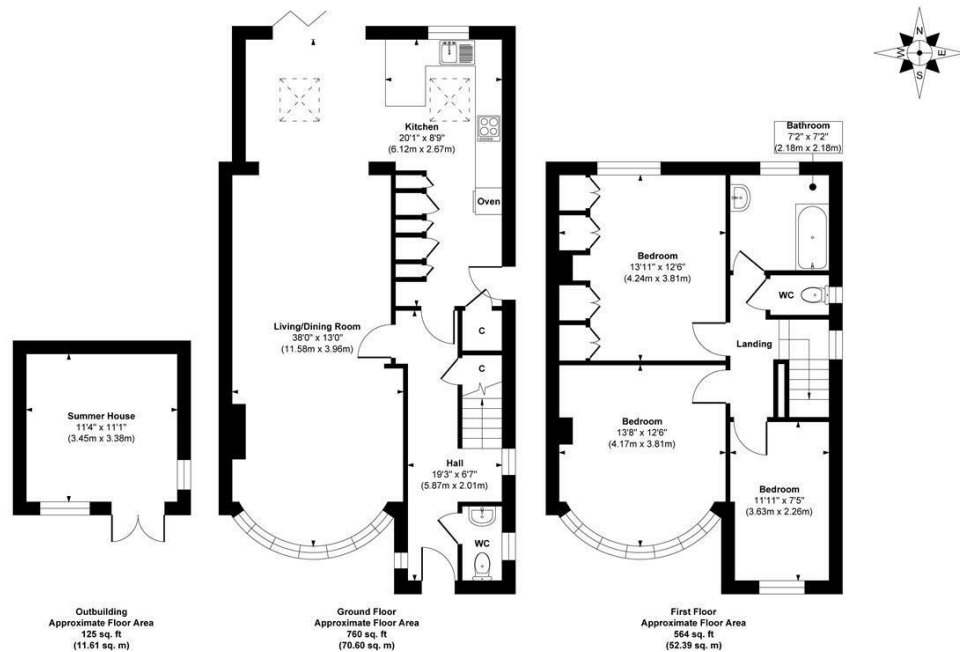
Local Authority – Leeds City Council

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1449.00 sq ft

Tenure – Freehold



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) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(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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