



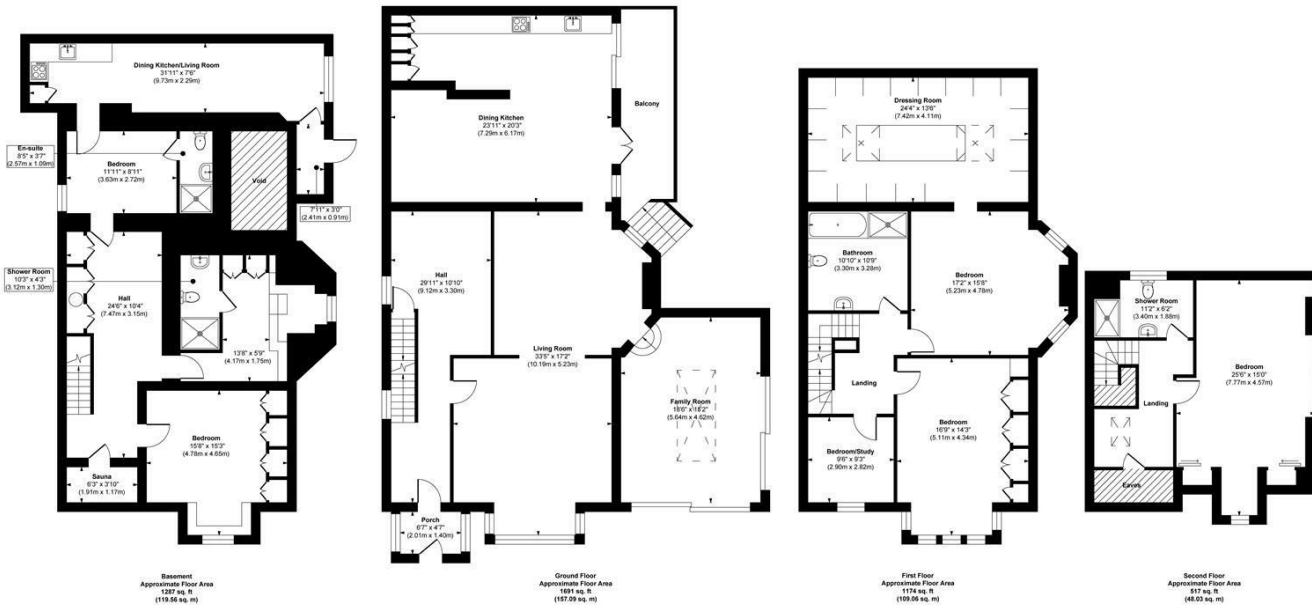
24 STREET LANE
LEEDS, LS8 2ET

£1,995,000
FREEHOLD

Monroe is delighted to present this stunning six-bedroom detached house, perfectly situated in the highly sought-after heart of Roundhay. Boasting generous living spaces, modern finishes, and a prime location close to local amenities, parks, and excellent schools, this exceptional family home offers both comfort and style in one of Leeds' most desirable neighbourhoods.

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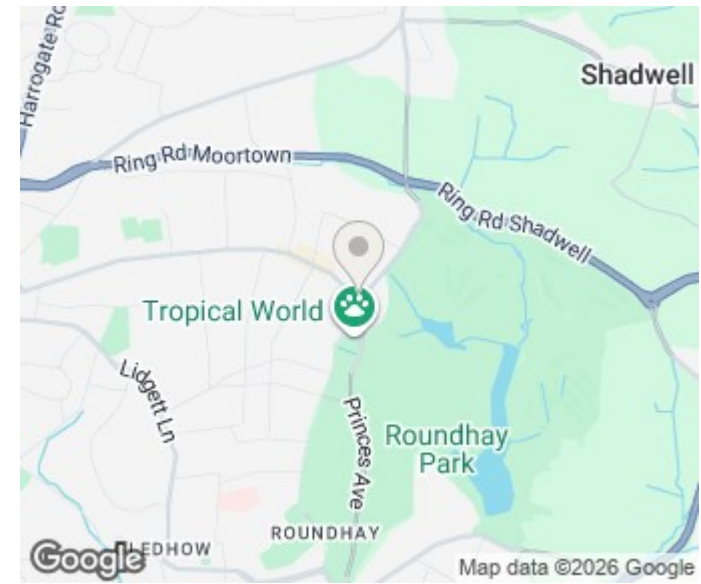
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Approx. Gross Internal Floor Area 4669 sq. ft / 433.74 sq. m (Excluding Void)

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 | | 66 | 75 |
| (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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