



52 DEVONSHIRE AVENUE

LEEDS, LS8 1AY

£899,995
FREEHOLD

PRICED TO SELL! **Proceedable Buyers Only**

This is the property you have been looking for! Devonshire Avenue a rare opportunity in the heart of Roundhay. Call Monroe now to view your dream home.

MONROE

SELLERS OF THE FINEST HOMES

52 DEVONSHIRE AVENUE

- Semi Detached Family Home • Five Spacious Bedroom • Over Four Floors • Feature Fireplace



52 Devonshire Avenue

This renovated property exudes grace and sophistication, offering a modern design masterpiece with contemporary features and timeless charm. The spacious entrance hallway sets the tone for the house, leading to a formal living room with high ceilings and a stunning feature fireplace. Step into the separate dining room and breathtaking kitchen with integrated appliances, central island and direct access to the garden. This really is a masterpiece.

This home has everything you need! The lower ground floor features a W/C, Gym, utility and access to the garden.

On the first floor there are 3 out of 5 bedrooms and the stunning house bathroom with a walk in shower, free standing bath and a double vanity.

The Primary and final bedroom are located on the top floor with a separate shower room.

This gorgeous property has an exceptional frontage and plenty of character. The rear of the property showcases a stunning private garden with a delightful patio and lush green lawn, creating the perfect setting for hosting and entertaining. Don't miss out on this fantastic property!

REASONS TO BUY

- Well Presented Family Home
- Full Of Character
- Five Bedrooms
- Spacious Semi Detached
- Well-regarded schools
- Beautiful Gardens
- Driveway

ENVIRONS

This property is in the highly sought-after North Leeds district of Roundhay, just Three miles from the city centre and adjacent to Roundhay Park. It is situated on Talbot Road with the highly regarded Talbot Primary School, which has recently been rated as Outstanding by Ofsted, located nearby. The location is also conveniently close to local amenities, such as shops, bars, restaurants, and a Sainsbury's local. The immediate area boasts excellent healthcare facilities, regular city centre transport links, sports and leisure facilities, and the stunning natural scenery of Roundhay Park. It is no surprise that this location is highly desirable among both professional buyers and families.

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

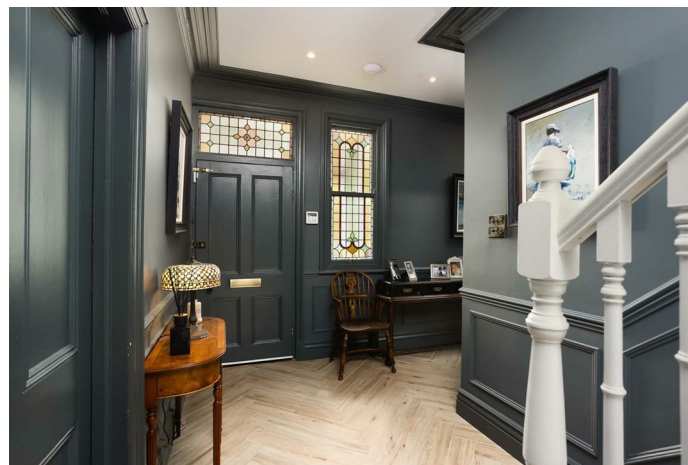
Local Authority – Leeds City Council

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2389.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 2389 sq. ft / 221.92 sq. m
 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		
(39-54) E	58	77
(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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