



WEST END DRIVE LEEDS, LS18 5JR

£1,100,000
FREEHOLD

A Rare & Exciting Development Opportunity | Planning for a Substantial Five-Bedroom Home

An outstanding opportunity to create a truly impressive family residence in a sought-after Leeds setting. With planning in place, this exciting scheme offers the chance to transform the existing property into a substantial five-bedroom home, carefully designed around modern family living and entertaining.

Whether you are a developer looking for your next project or a private purchaser wanting to create a bespoke family home, this is a fantastic opportunity to bring an exciting residential scheme to life.

Planning is in place. The vision is established. Now is the opportunity to make it your own.

MONROE

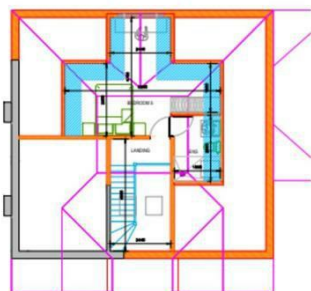
SELLERS OF THE FINEST HOMES



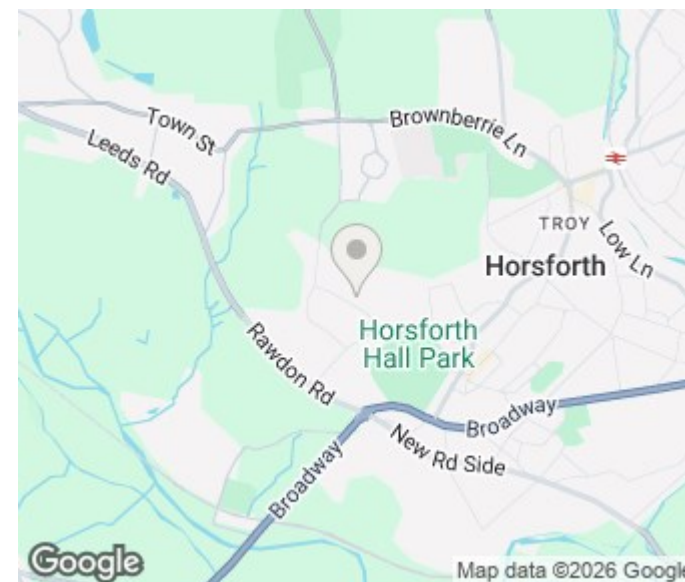
Ground
Floor



1st
Floor



2nd
Floor



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		
(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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