



33 TALBOT AVENUE

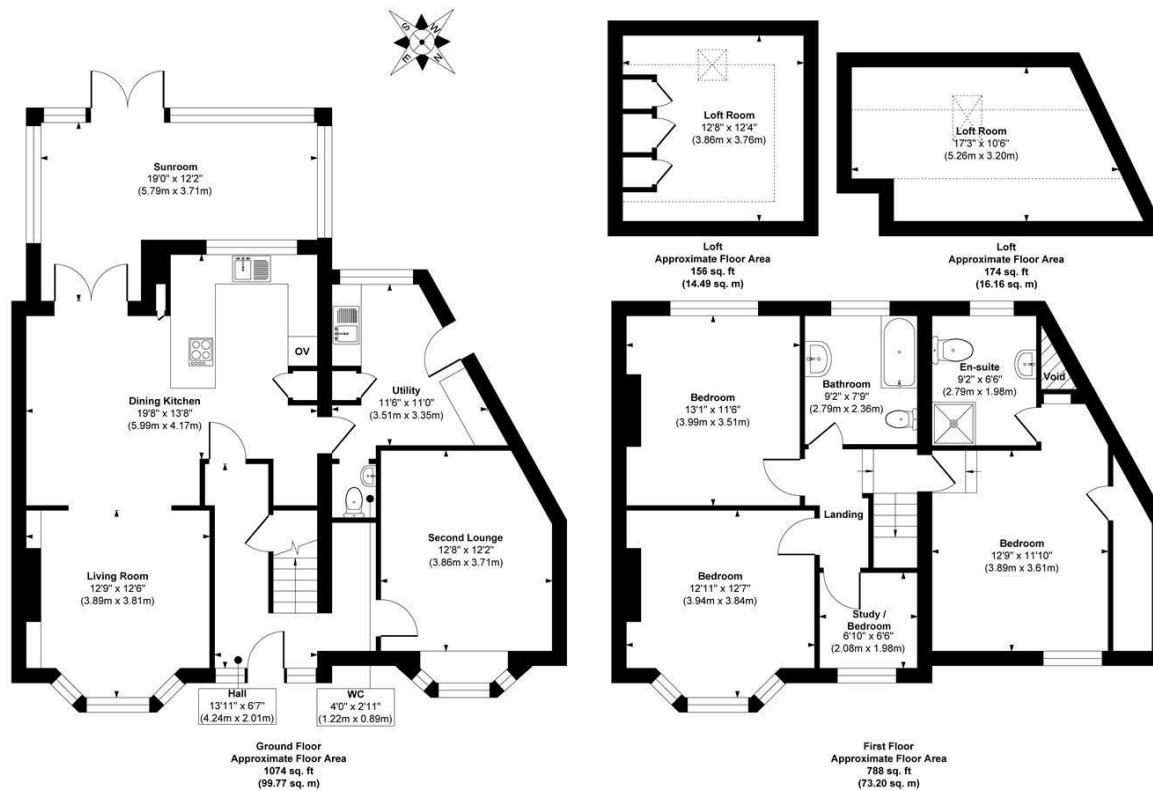
LEEDS, LS8 1AQ

£550,000
FREEHOLD

Welcome to 33 Talbot Avenue, a stunning 4-bedroom home located in the vibrant heart of Roundhay. Boasting a private South Facing rear garden, this suburb of North Leeds is rich in amenities, offering scenic leafy surroundings, an exceptional school catchment, top-class golf courses, and an array of fabulous restaurants and bars.

MONROE

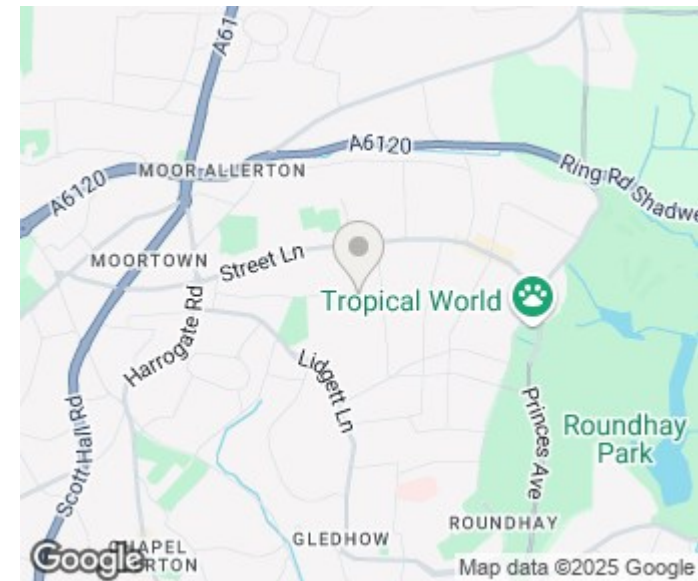
SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 2192 sq. ft / 203.62 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Zenith Creations.



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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES