



## 11 ROMAN TERRACE

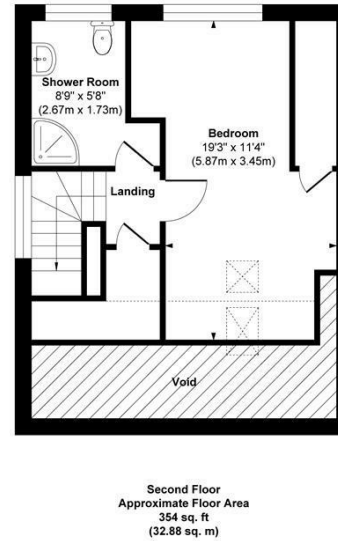
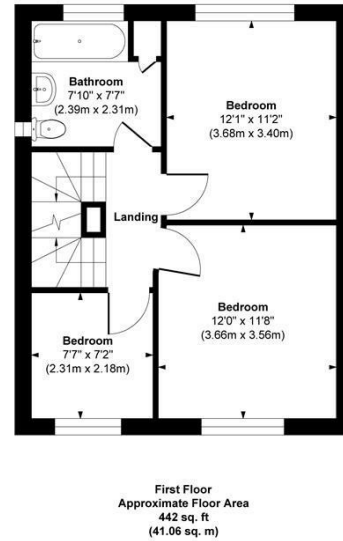
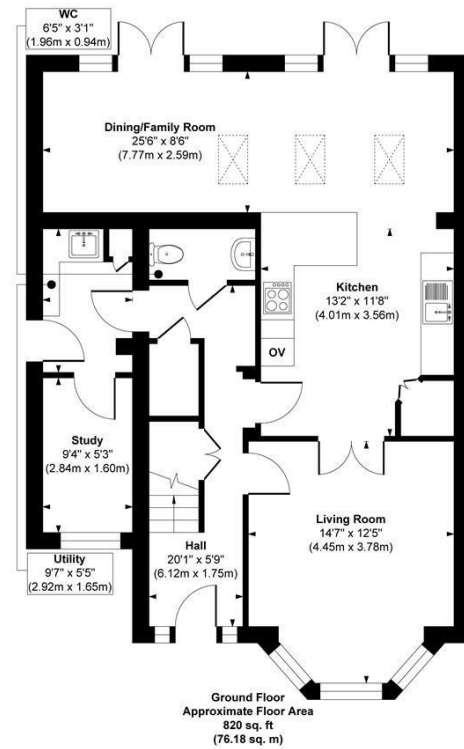
LEEDS, LS8 2DU

£550,000  
FREEHOLD

Welcome to 11 Roman Terrace, located in the vibrant heart of Roundhay. 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

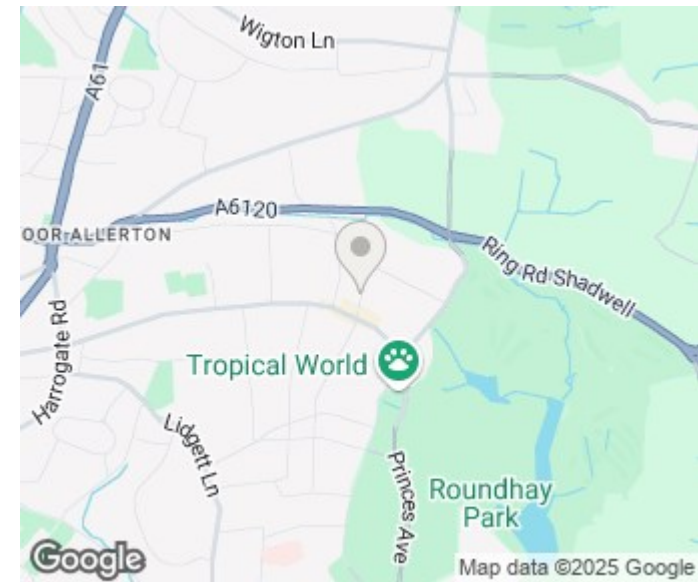
SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 1616 sq. ft / 150.12 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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