



9 WEST PARK CRESCENT

LEEDS, LS8 2HE

£625,000
FREEHOLD

Looking for a rare bungalow in the heart of Roundhay? This beautifully maintained, chain-free three-bedroom home has been cherished by the same owner for over 40 years and offers spacious living, a solid wood kitchen, and a stunning south-facing terraced garden. With ample parking, modern touches, and a peaceful setting, it's a perfect find for families or downsizers alike.

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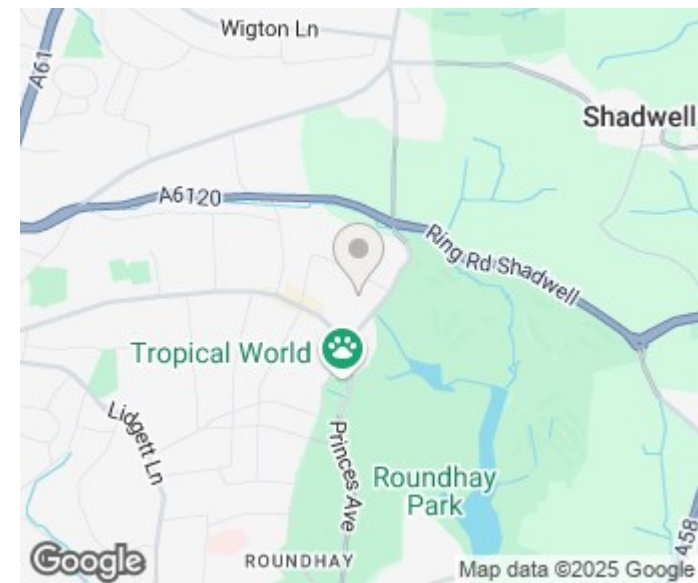
SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 1368 sq. ft / 127.18 sq. m (Including Garage)

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		
(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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