



23 PARK LANE, THE ELLERS

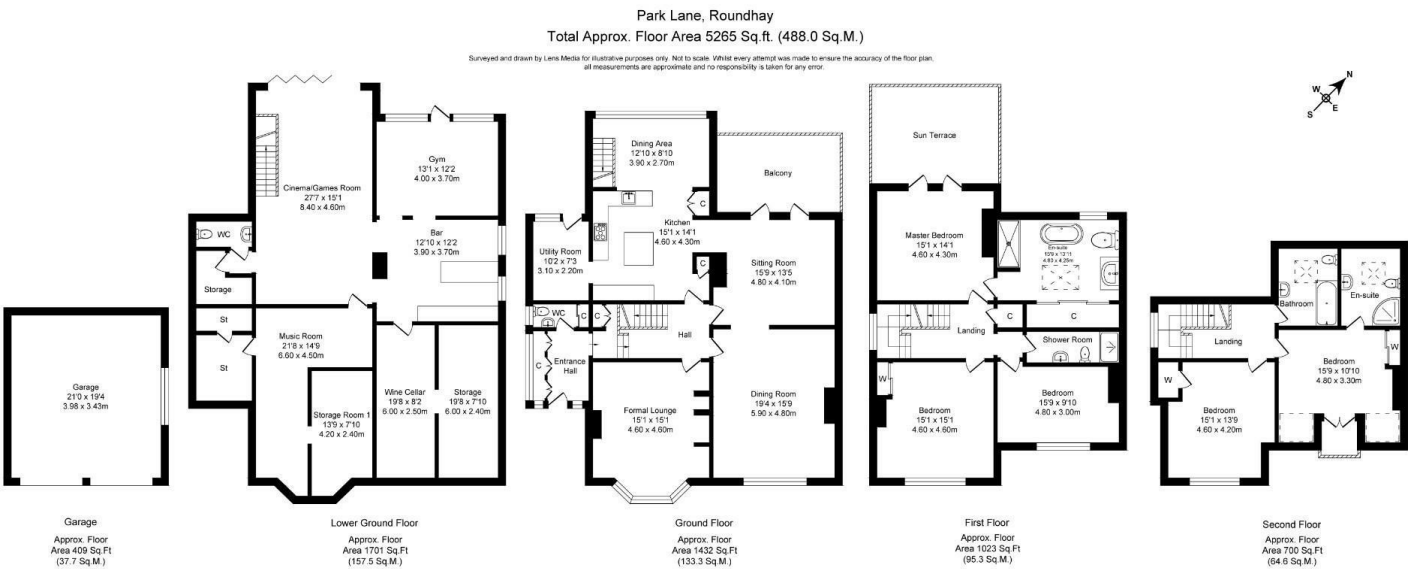
ROUNDHAY, LS8 2EX

£1,750,000
FREEHOLD

Monroe is thrilled to showcase The Ellers, 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 exquisite restaurants and bars.

MONROE

SELLERS OF THE FINEST HOMES



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
1-3 The Avenue
Alwoodley
Leeds
West Yorkshire
LS17 7BD

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

MONROE

SELLERS OF THE FINEST HOMES