



27 ST. MARGARETS VIEW

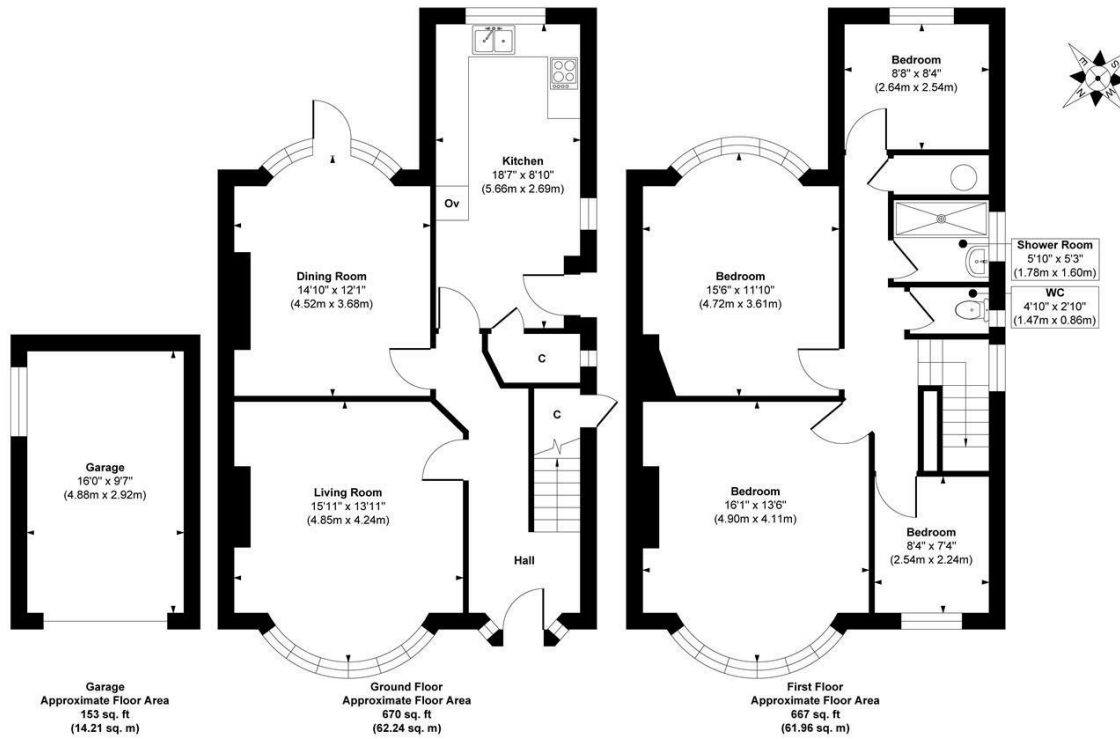
LEEDS, LS8 1RX

£450,000
FREEHOLD

Welcome to 27 St Margaret's View, a fantastic opportunity to purchase a four-bedroom home in the heart of the vibrant and sought-after neighbourhood of Roundhay. This chain-free property offers immense potential to transform it into your dream family home. With its prime location and endless possibilities, this remarkable property is sure to be snapped up quickly.

MONROE

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 1490 sq. ft / 138.41 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 | | | 80 |
| (55-68) D | 63 | | |
| (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@monroestateagents.com
www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES