



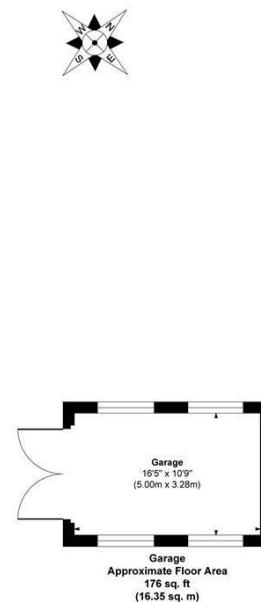
101 OLD PARK ROAD  
LEEDS, LS8 1DG

£1,000,000  
FREEHOLD

Monroe is delighted to present Old Park House, located at 101 Old Park Road. Situated in the heart of Roundhay, this impressive detached home has been impeccably cared for by its current owners and boasts an expansive 2,760 square feet of living space.

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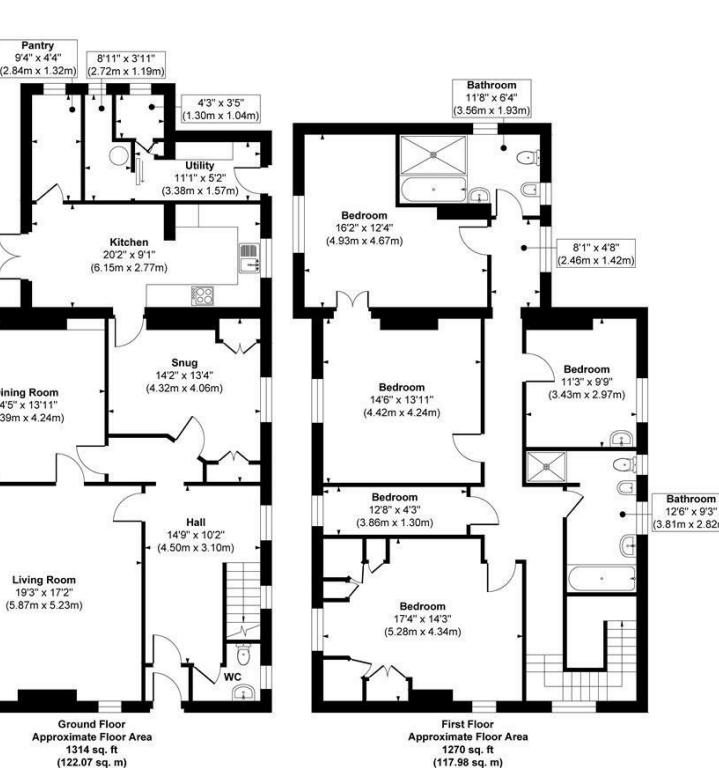
SELLERS OF THE FINEST HOMES



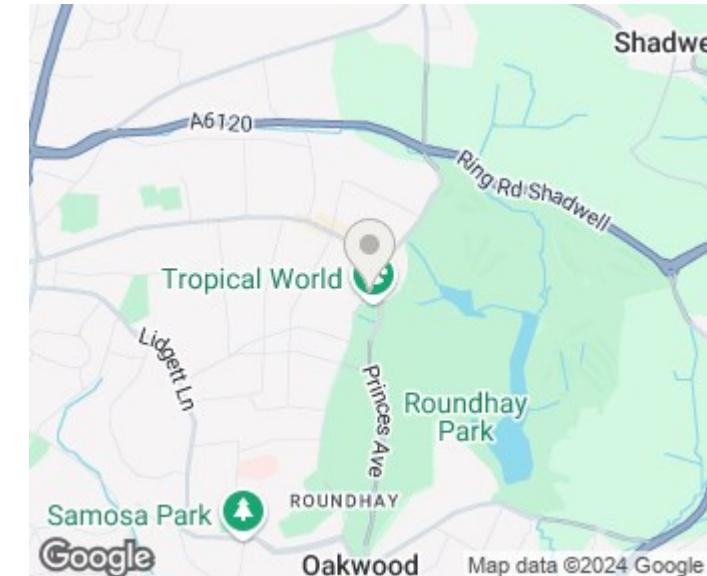
Approx. Gross Internal Floor Area 2760 sq. ft / 256.40 sq. m

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

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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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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