



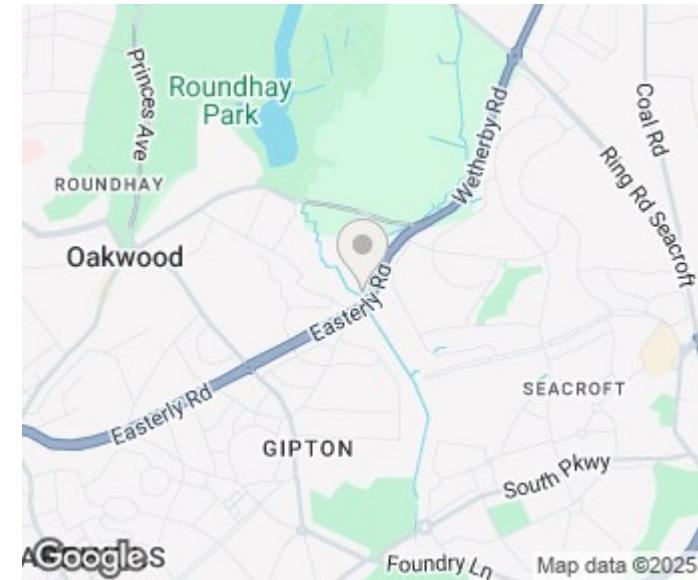
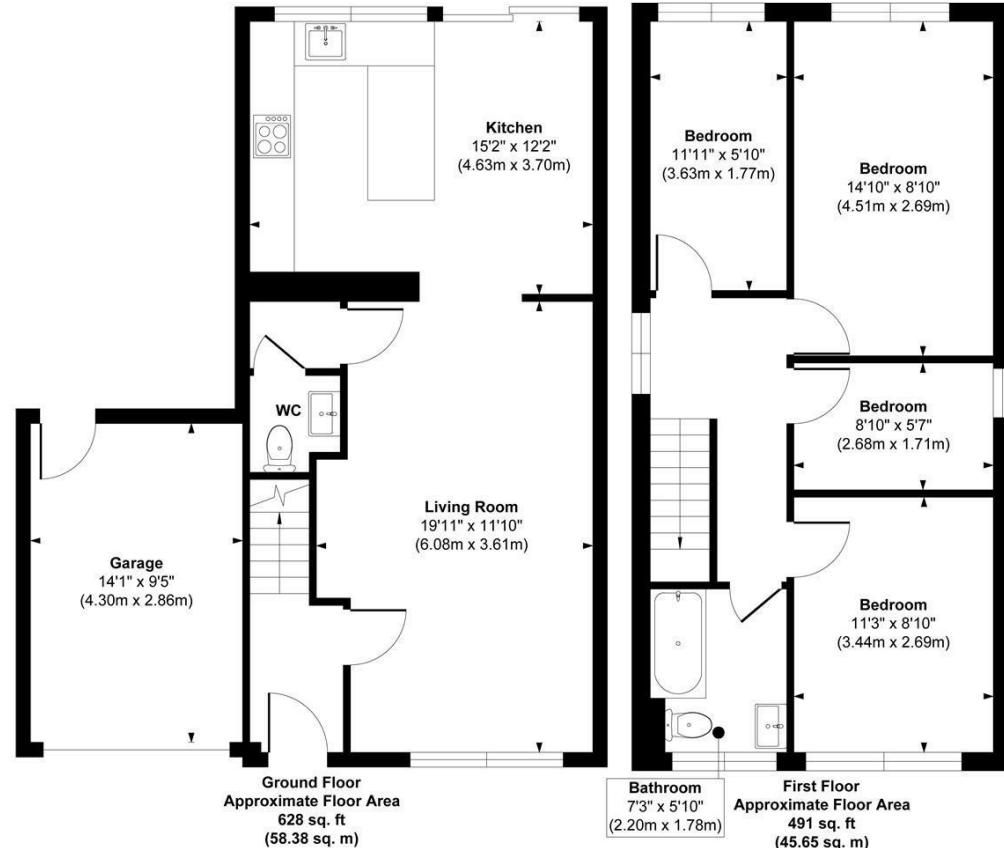
## 1 ASKET HILL, ROUNDHAY, LEEDS LS8 2LY

£385,000  
FREEHOLD

This attractive detached family home enjoys a generous corner position in one of Roundhay's most sought-after residential pockets. Surrounded by mature trees and benefitting from excellent privacy, the property offers spacious, modern living with an impressive open-plan layout, four well-proportioned bedrooms, and beautifully maintained gardens. With outstanding local schools, parks, cafés and transport links close by, this is a rare opportunity to secure a stylish and versatile family residence in a highly desirable setting.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(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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