

## 12 TALBOT ROAD

LEEDS, LS8 1AG

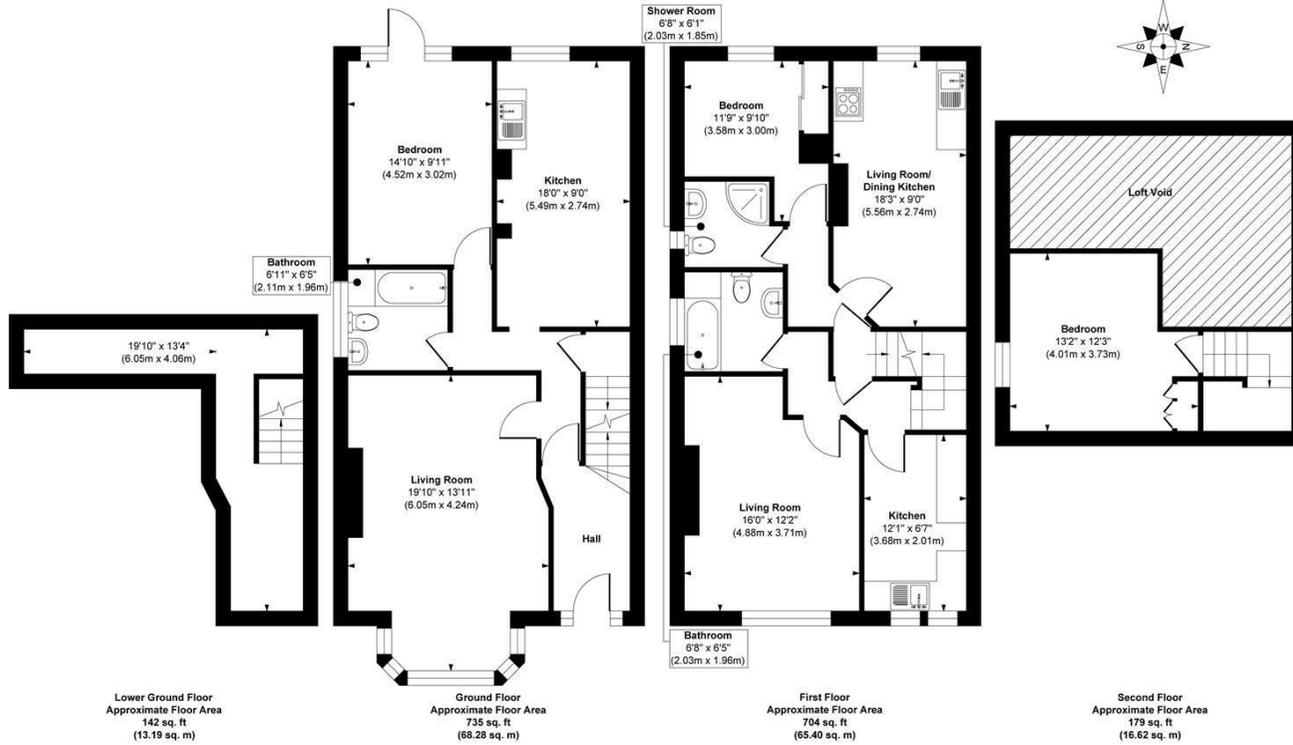
£500,000  
FREEHOLD

Monroe is delighted to present this property situated in the highly desirable area of Roundhay, this property presents an exceptional development opportunity. Currently arranged as apartments, it offers fantastic potential to be reconfigured into a substantial home. Ideally located close to local amenities, parks, and excellent transport links, this is a rare chance to create a bespoke home in a prime residential setting.

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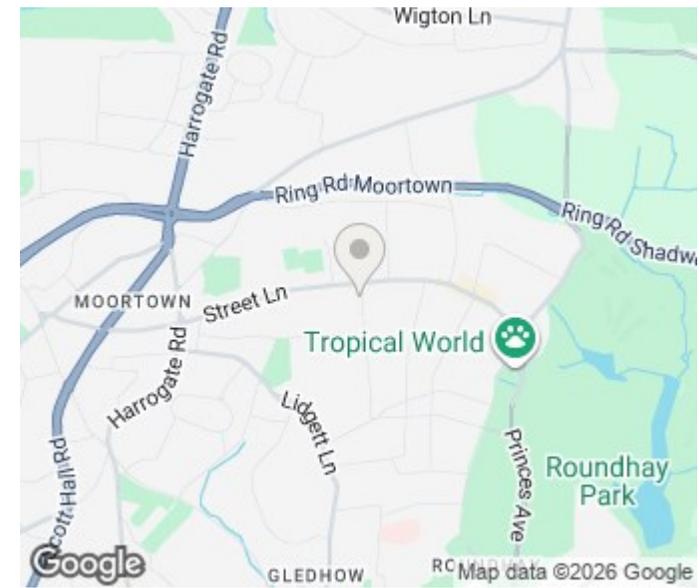
Talbot Road, Leeds, LS8 1AG



Approx. Gross Internal Floor Area 1760 sq. ft / 164.49 sq. m

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		76	76
(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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