



## 52 DEVONSHIRE AVENUE

LEEDS, LS8 1AY

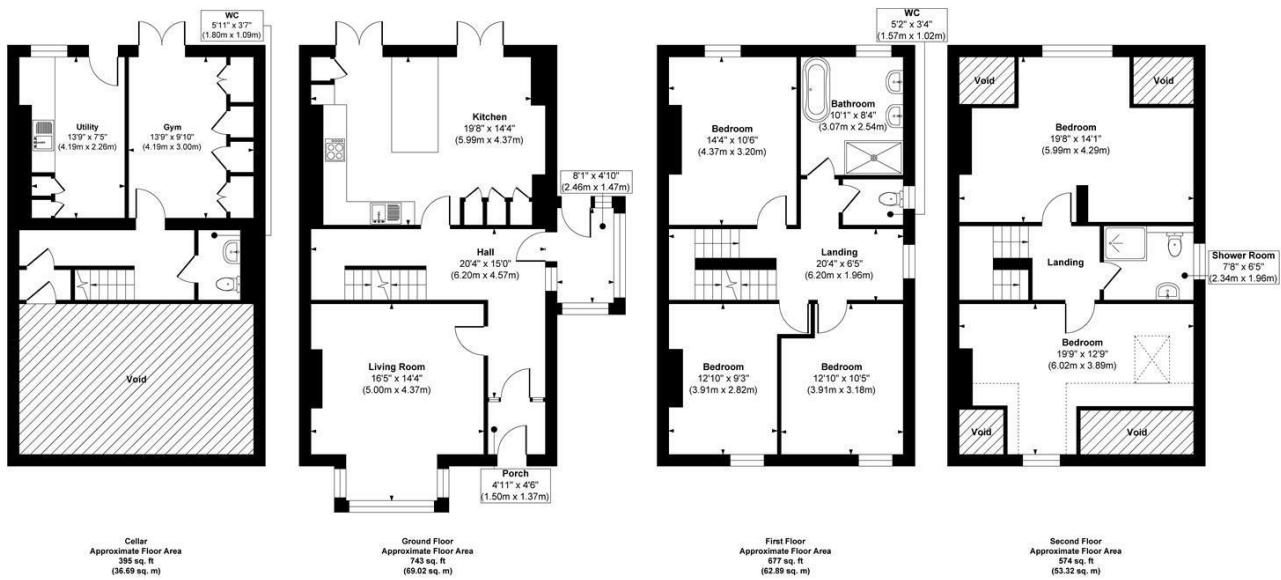
£899,995  
FREEHOLD

PRICED TO SELL! \*\*Proceedable Buyers Only\*\*

This is the property you have been looking for! Devonshire Avenue a rare opportunity in the heart of Roundhay. Call Monroe now to view your dream home.

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**Approx. Gross Internal Floor Area 2389 sq. ft / 221.92 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			77
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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