



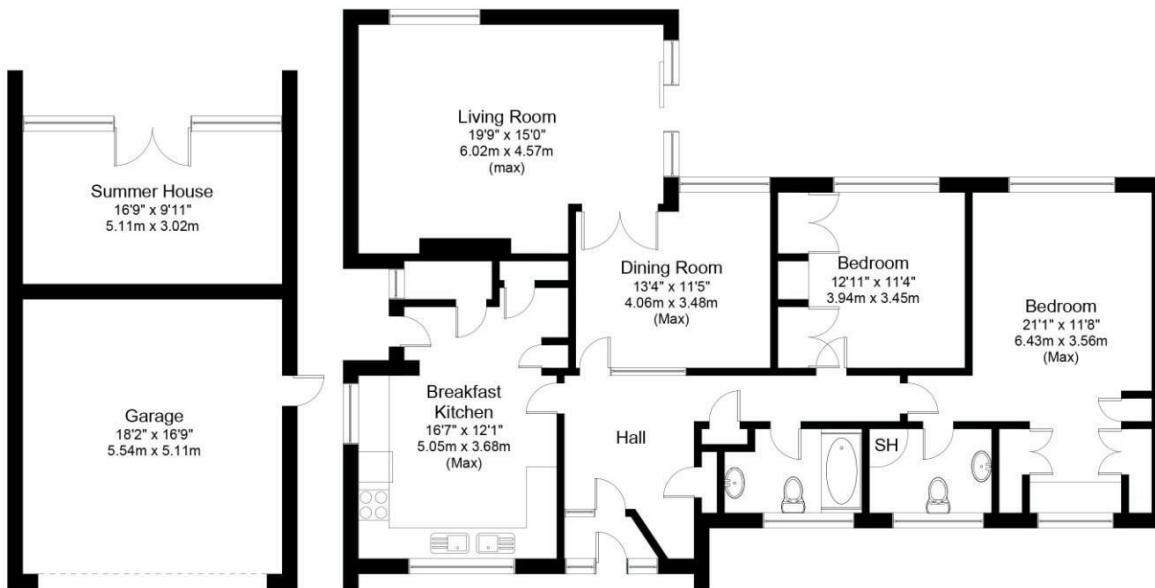
**30 PARK AVENUE  
LEEDS, LS8 2JH**

**£999,000  
FREEHOLD**

Excited to showcase this expansive plot on the admired Park Avenue in Roundhay, complete with planning permission for a modern home boasting over 5,000 sqft of living space. Ready to bring your dream home to life? Contact us today!

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Main House Gross internal floor area (approx.): 125.8 sq m (1,354 sq ft)  
 Garage / Summer House Gross internal floor area (approx.): 45.8 sq m (493 sq ft)  
 Combined Gross internal floor area (approx.): 171.6 sq m (1,847 sq ft)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		64
(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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