



12 WEST PARK CRESCENT

LEEDS, LS8 2HF

£765,500
FREEHOLD

PERIOD HOME WITH CONTEMPORARY FINISHES AND ROUNDHAY PARK LOCATION SEEKS NEW OWNERS TO LOVE AND CHERISH

MONROE

SELLERS OF THE FINEST HOMES



Gross internal floor area (approx.): 177.3 sq m (1,908 sq ft)
For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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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