



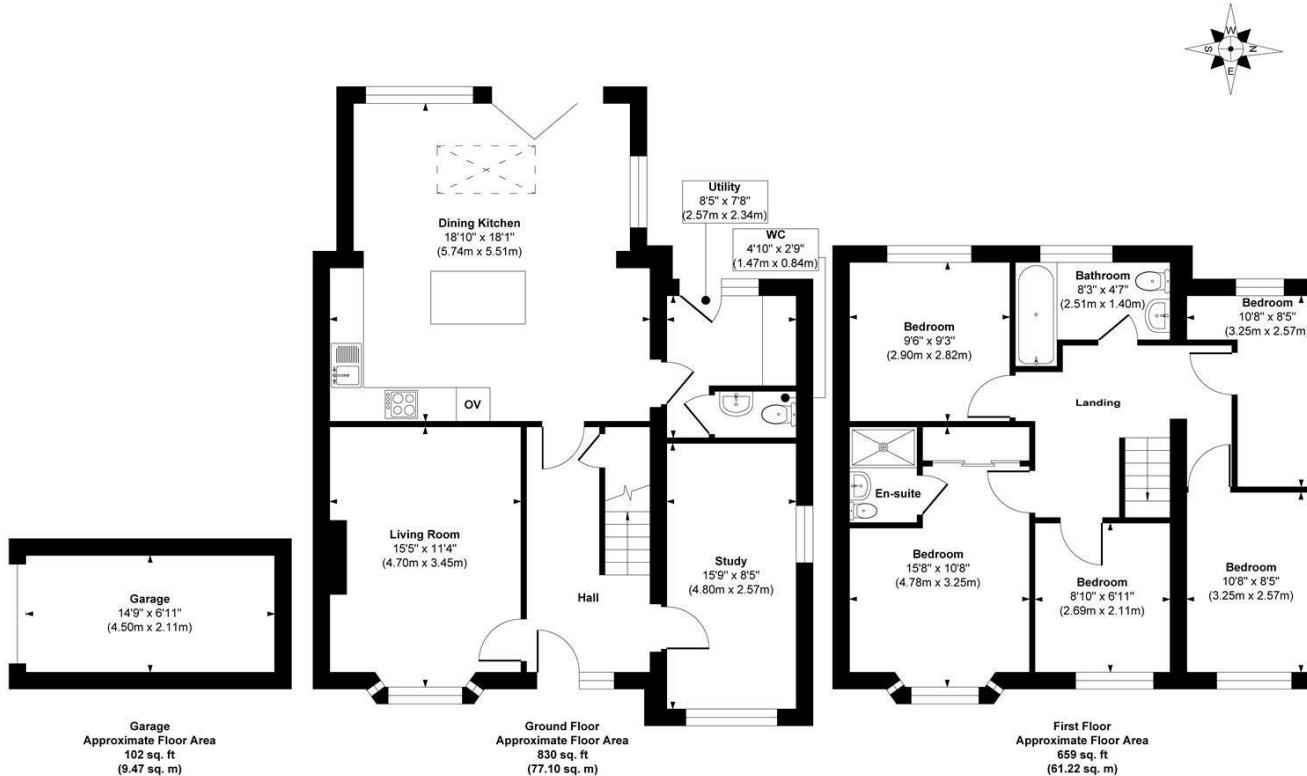
39 GLEDHOW GRANGE VIEW LEEDS, LS8 1PH

**£599,950
FREEHOLD**

Located in the highly sought-after area of Roundhay, this beautifully presented five-bedroom semi-detached home offers generous living space, ideal for growing families. Set on a desirable residential street just moments from Roundhay Park and excellent local schools, the property blends traditional charm with modern updates throughout.

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Approx. Gross Internal Floor Area 1591 sq. ft / 147.79 sq. m (Including Garage)

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		
(55-68)	D		
(39-54)	E	70	
(21-38)	F		
(1-20)	G		75
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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