



## 4 PELOW CLOSE

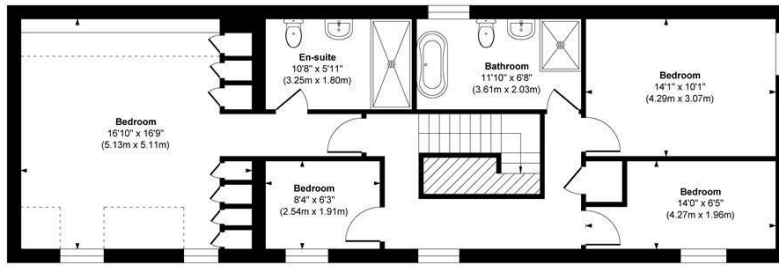
LEEDS, LS25 5RA

£650,000  
FREEHOLD

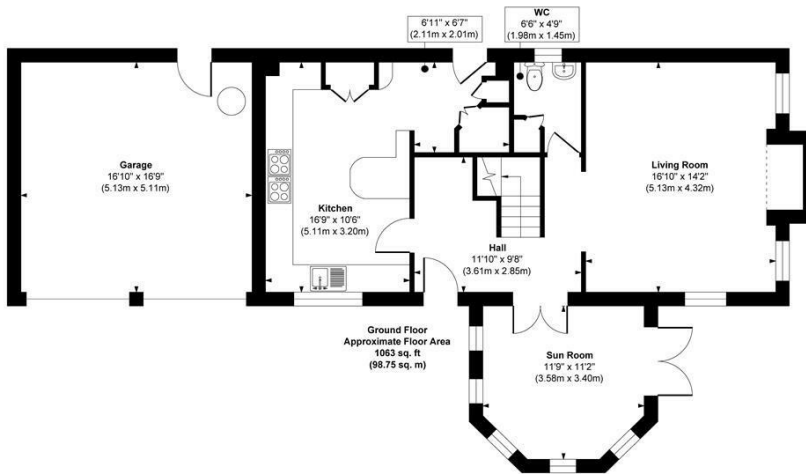
Monroe is proud to present this exceptional four-bedroom detached family home, offering beautifully balanced accommodation, stylish interiors and superb outdoor entertaining space. Thoughtfully designed for modern family living, the property combines generous reception rooms with versatile bedroom accommodation, while the landscaped rear garden provides a wonderful extension of the living space.

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First Floor  
 Approximate Floor Area  
 902 sq. ft  
 (83.79 sq. m)



Ground Floor  
 Approximate Floor Area  
 1063 sq. ft  
 (98.75 sq. m)

**Approx. Gross Internal Floor Area 1965 sq. ft / 182.54 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		67	80
(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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