



## ROSS TERRACE

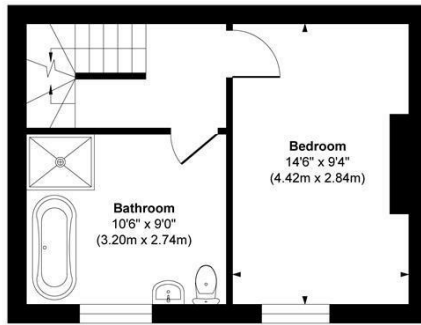
LS13 1BE

£200,000  
FREEHOLD

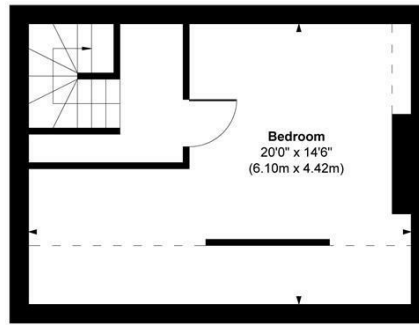
This deceptively spacious four-storey terraced home has been recently renovated throughout and offers an impressive blend of character, modern presentation and versatile living accommodation. Arranged over a ground floor, first floor, second floor and useful cellar level, the property is ideal for first-time buyers, professionals, growing families or investors seeking a move-in-ready home.

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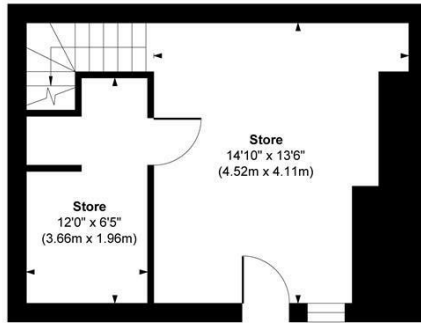
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First Floor  
Approximate Floor Area  
300 sq. ft  
(27.87 sq. m)



Second Floor  
Approximate Floor Area  
300 sq. ft  
(27.87 sq. m)



Cellar  
Approximate Floor Area  
300 sq. ft  
(27.87 sq. m)

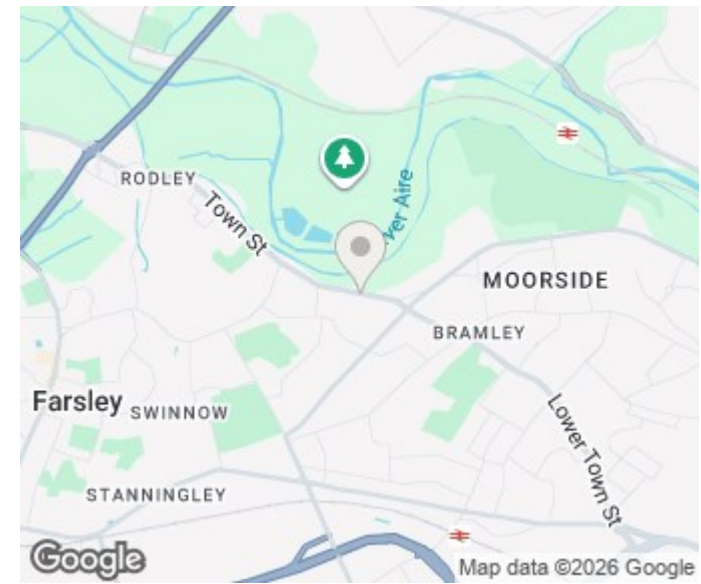


Kitchen  
11'10" x 5'11"  
(3.61m x 1.80m)  
Ground Floor  
Approximate Floor Area  
300 sq. ft  
(27.87 sq. m)

**Approx. Gross Internal Floor Area 1200 sq. ft / 111.48 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			
(55-68) D		69	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

Guiseley Sales  
3a Oxford Road  
Guiseley  
Leeds  
LS20 9AS

james@monroestateagents.com  
monroestateagents.com

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