



## 44 THE AVENUE

LEEDS, LS17 7NW

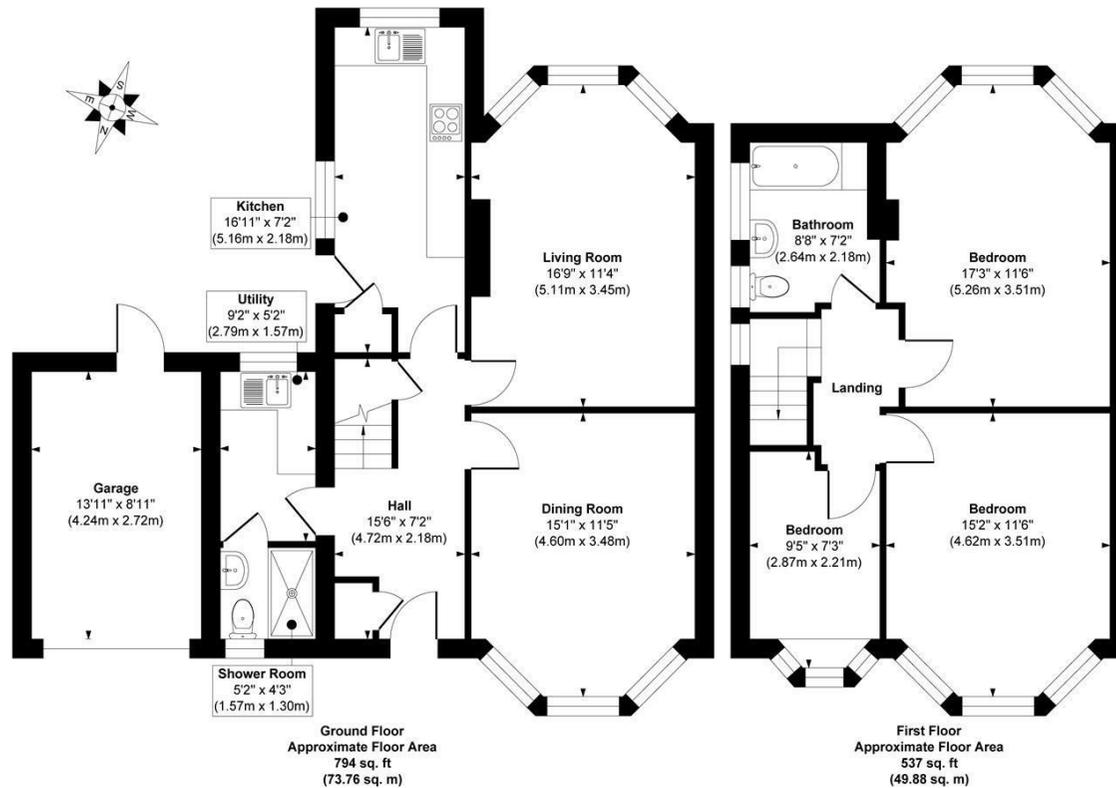
£499,950  
FREEHOLD

Monroe is thrilled to present this three bedroom home in the sought after location of Alwoodley. Designed with the modern family in mind, this property offers a seamless blend of comfort, style, and practicality. Whether you are looking to take your next step on the property ladder or find a forever home within a prime school catchment area, this residence delivers on every front.

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## The Avenue, Alwoodley



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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