



**30 THE MOUNT**  
LEEDS, LS17 7QU

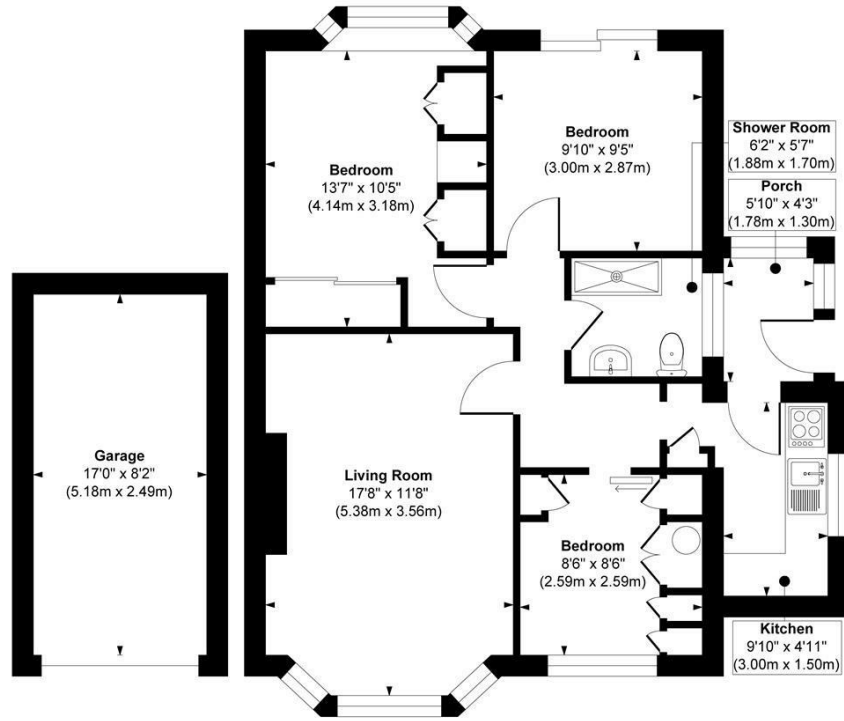
**£350,000**  
**FREEHOLD**

Monroe is thrilled to present this exceptional bungalow, perfectly situated in the highly sought-after area of Alwoodley. Boasting the added benefit of a substantial detached garage, this property offers an ideal, low-maintenance lifestyle perfectly suited for those looking to downsize

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## The Mount, Alwoodley



**Garage**  
Approximate Floor Area  
138 sq. ft  
(12.82 sq. m)

**Floor Plan**  
Approximate Floor Area  
696 sq. ft  
(64.66 sq. m)

**Approx. Gross Internal Floor Area 834 sq. ft / 77.48 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>79</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<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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