



## 25 OAKWOOD AVENUE

LEEDS, LS8 2HZ

£650,000  
FREEHOLD

NEWLY REFURBISHED THROUGHOUT. This beautifully presented four-bedroom home is set in an enviable Oakwood location, just moments from a wealth of local amenities. Designed for modern living, the stunning open-plan kitchen, complete with quartz worktops, breakfast island, and integrated appliances, flows seamlessly to a sunny south-facing garden. Across three spacious floors, the home offers luxurious bathrooms, generous bedrooms, and a serene top-floor suite with dressing area and en suite.

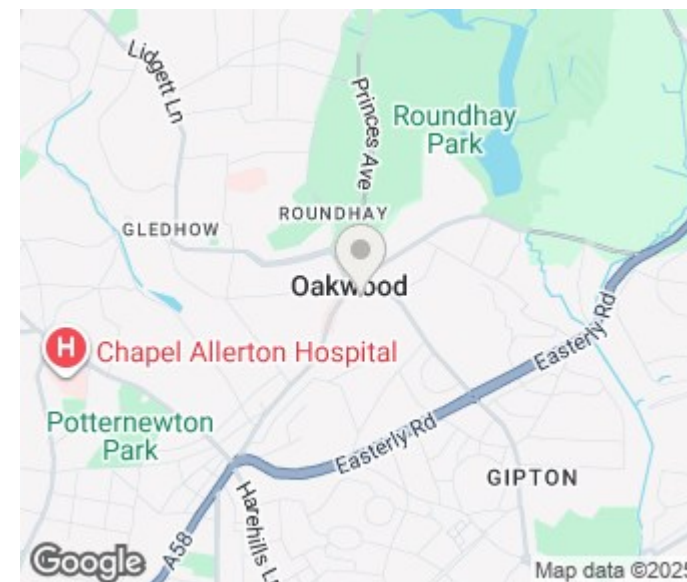
MONROE

SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 1965 sq. ft / 182.53 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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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