



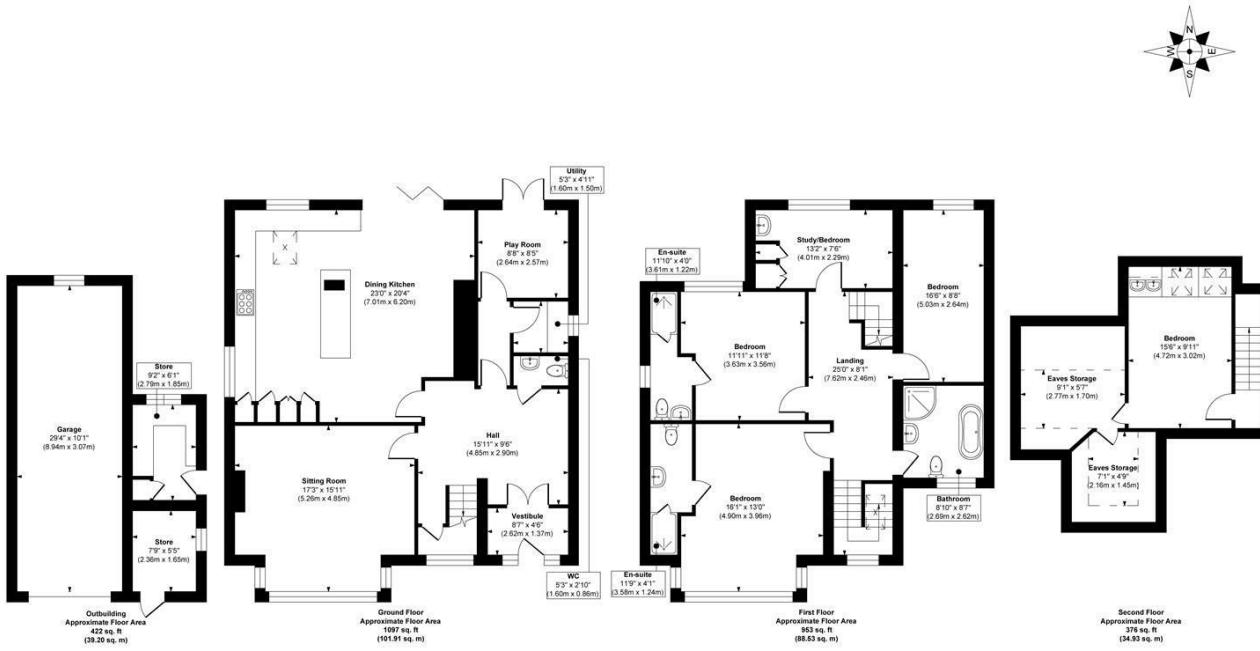
**23 BELVEDERE ROAD
LEEDS, LS17 8BU**

**£795,000
FREEHOLD**

Monroe is delighted to present this beautifully presented five-bedroom family home located in the highly sought-after area of Alwoodley. Finished to a high standard throughout, this property offers spacious and comfortable living ideal for modern family life.

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Approx. Gross Internal Floor Area 2848 sq. ft / 264.57 sq. m (Including Outbuilding)

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	67
			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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