



## 42 ROXHOLME AVENUE

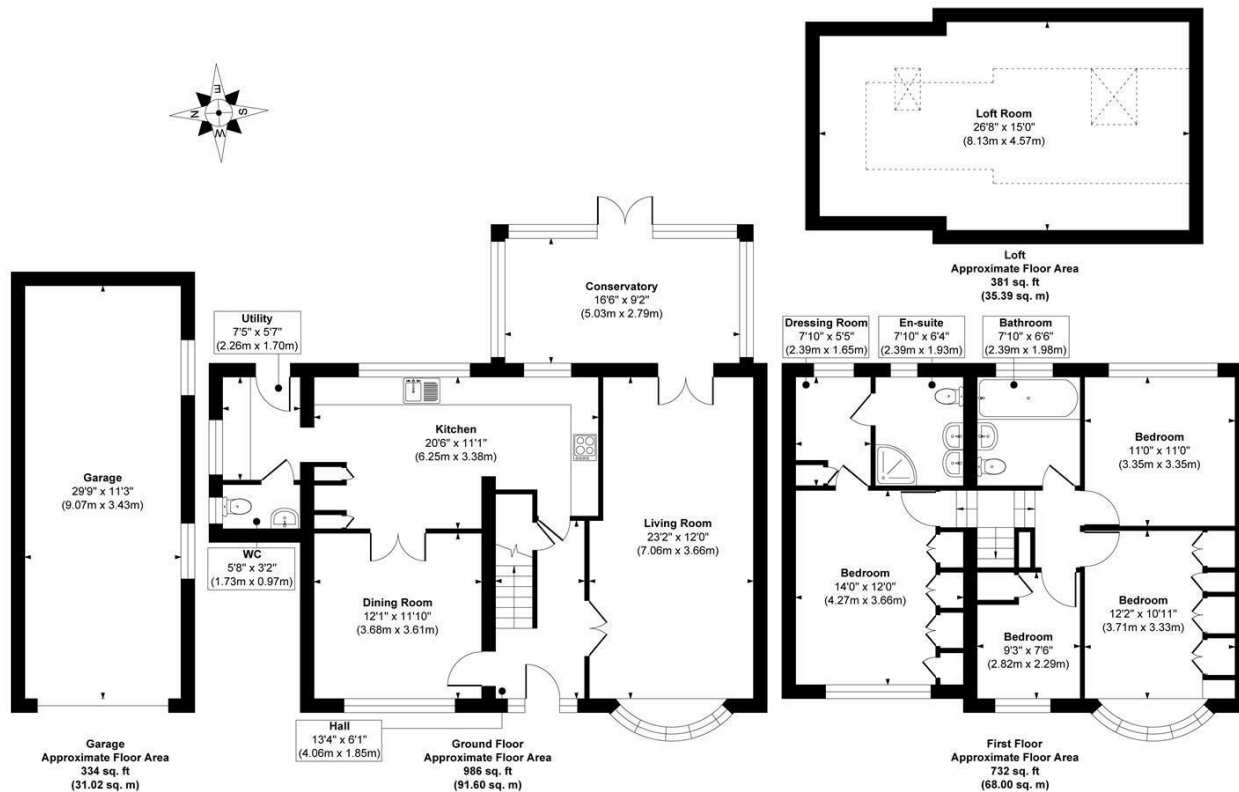
LEEDS, LS7 4JF

£550,000  
FREEHOLD

Monroe is proud to offer this outstanding four-bedroom semi-detached home, tucked away on a quiet cul-de-sac in the highly sought-after Chapel Allerton area. Carefully extended by the current owners, the property boasts spacious and versatile living across two floors, complemented by a beautifully private garden that offers ample space and a sense of peace and seclusion.

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Approx. Gross Internal Floor Area 2052 sq. ft / 190.62 sq. m (Excluding Loft)

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>		
(55-68) <b>D</b>	68	71
(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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