



28 MOORLAND GROVE

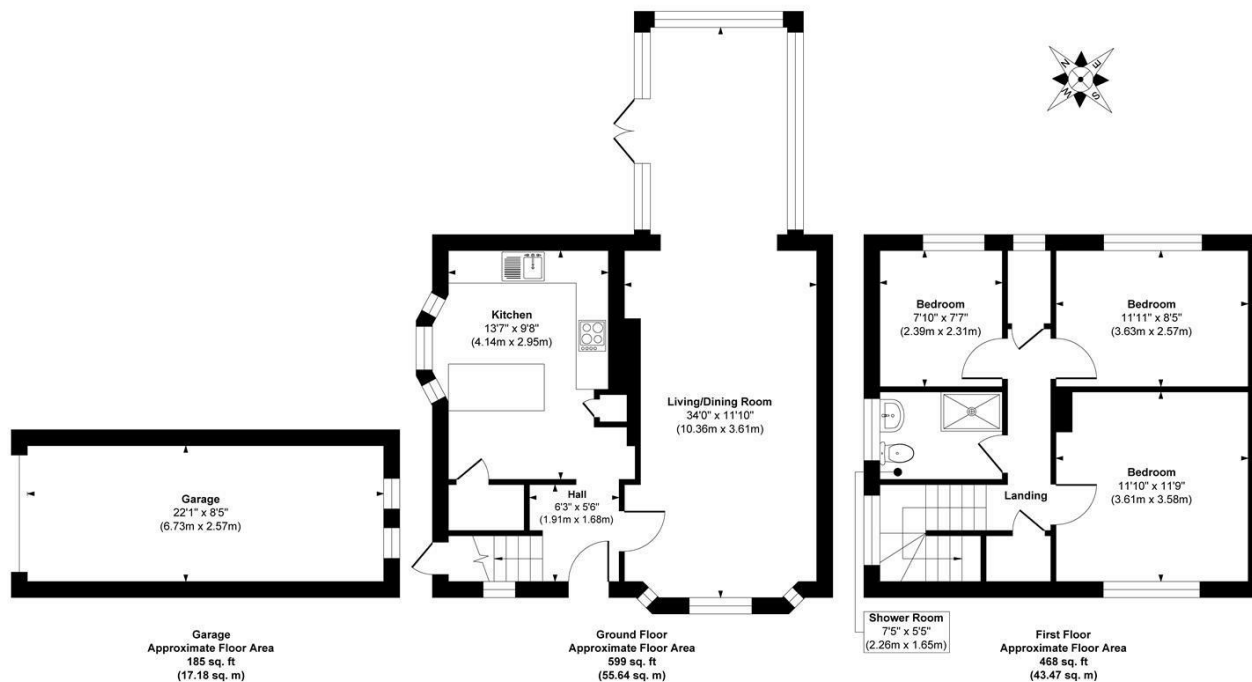
LEEDS, LS17 6HS

£450,000
FREEHOLD

Chain-free and full of character, this 1930s home sits in a friendly North Leeds neighbourhood and has been cherished by the same owners for 24 years. With a stylish Howdens kitchen and modern bathroom both installed in 2021, it's move-in ready for buyers seeking comfort, convenience, and charm.

MONROE

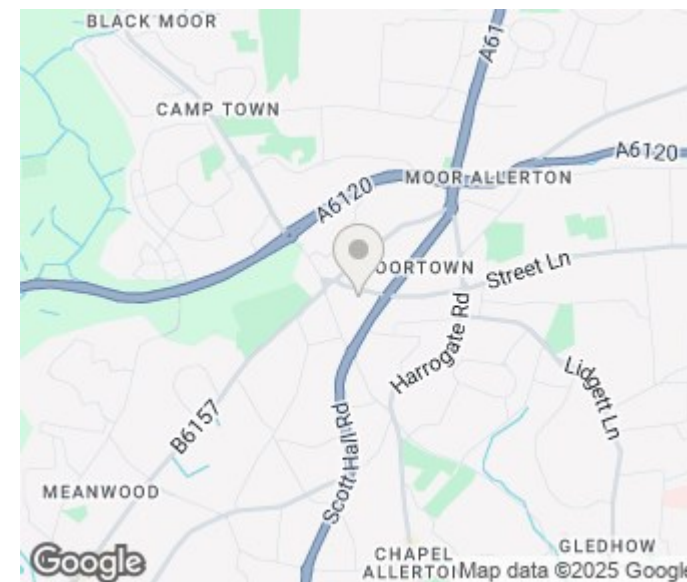
SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 1252 sq. ft / 116.29 sq. m (Including Garage)

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	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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