



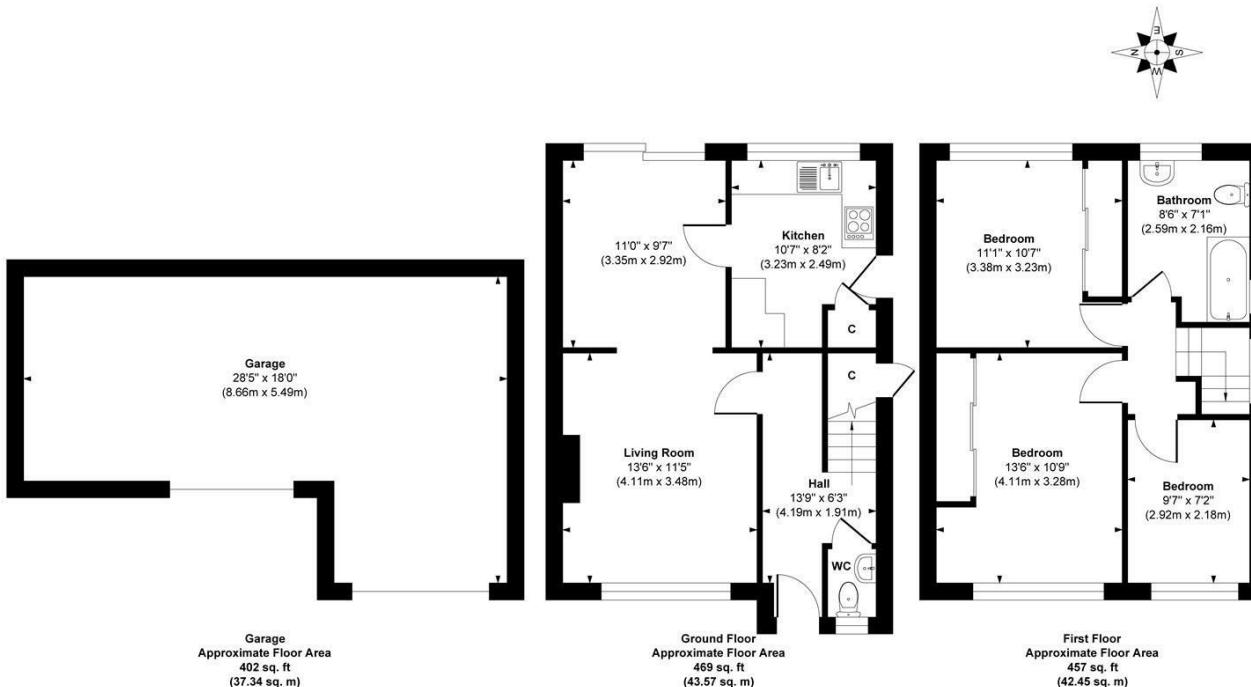
1 BROOKHILL AVENUE LEEDS, LS17 8QA

£340,000
FREEHOLD

Nestled in one of North Leeds' most sought-after suburbs, 1 Brookhill Avenue is a stunning three-bedroom semi-detached home dating back to the 1960s, offering a fantastic opportunity for family living in the desirable Alwoodley area. Known for its exceptional quality of life, top-rated local schools, and an abundance of amenities, this property provides an ideal setting for comfortable modern living.

MONROE

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 1328 sq. ft / 123.36 sq. m (Including Garage)

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

Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E	70	
(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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES