



## 3 KESTREL GROVE

LEEDS, LS17 8XH

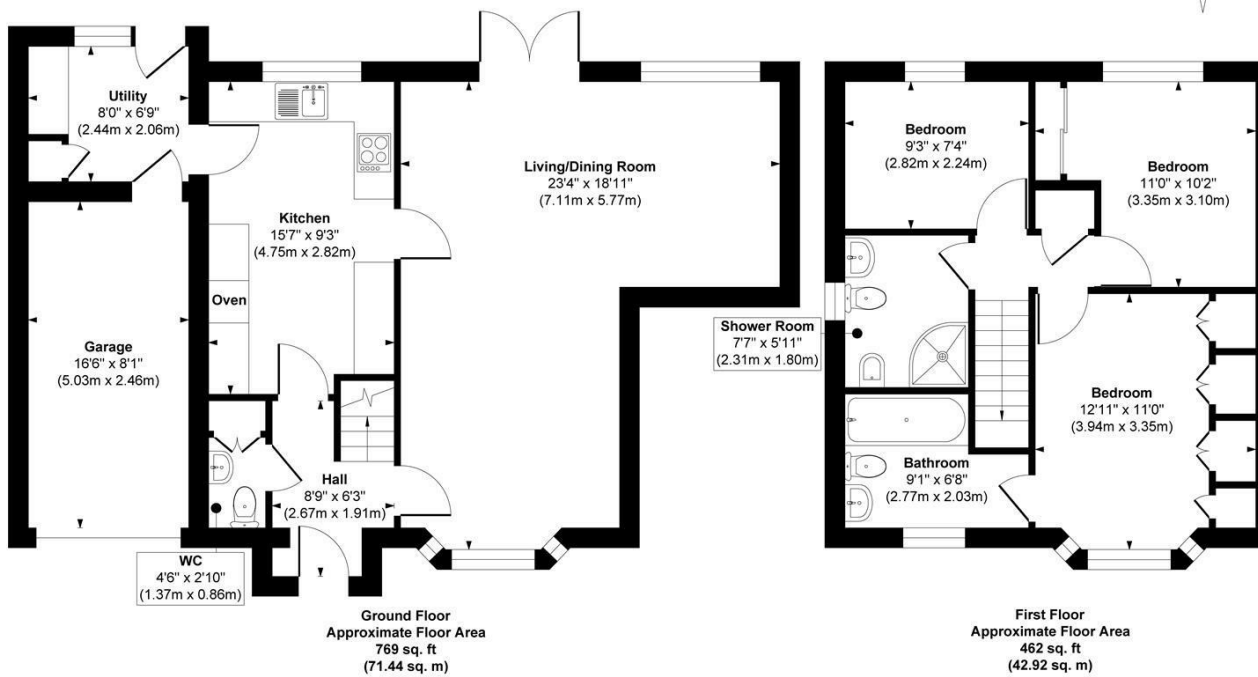
£500,000  
FREEHOLD

Monroe is delighted to present this impressive detached three-bedroom home, tucked away on a peaceful cul-de-sac in the highly sought-after LS17 area. Shadwell is renowned for its exceptional quality of life, excellent amenities, and welcoming community.

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Approx. Gross Internal Floor Area 1231 sq. ft / 114.36 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	68	80
(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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