



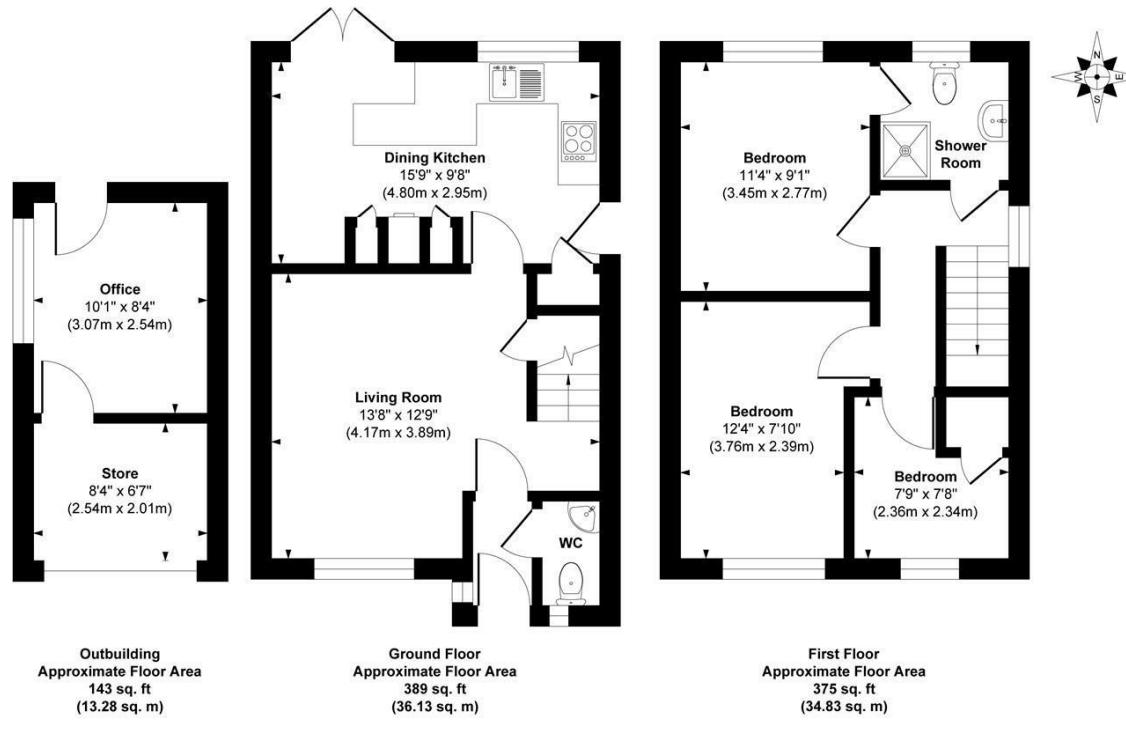
## 2 OSPREY GROVE LEEDS, LS17 8XD

£395,000  
FREEHOLD

Monroe is delighted to bring this fantastic three-bedroom semi-detached family home to the market. Situated close to Shadwell and Alwoodley, the location offers proximity to an array of popular shops and eateries and is just a short 10-minute walk from Moortown Corner.

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