



## 11 MOORLAND GROVE

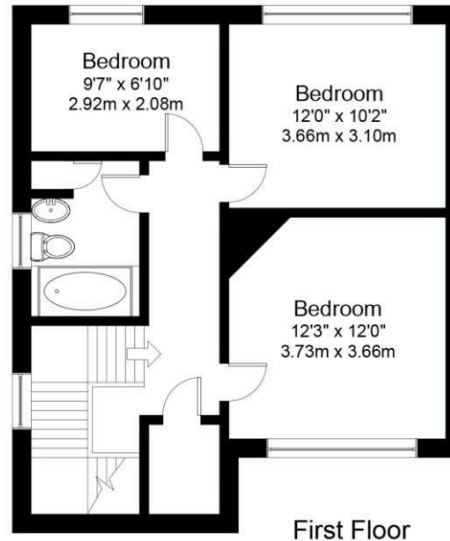
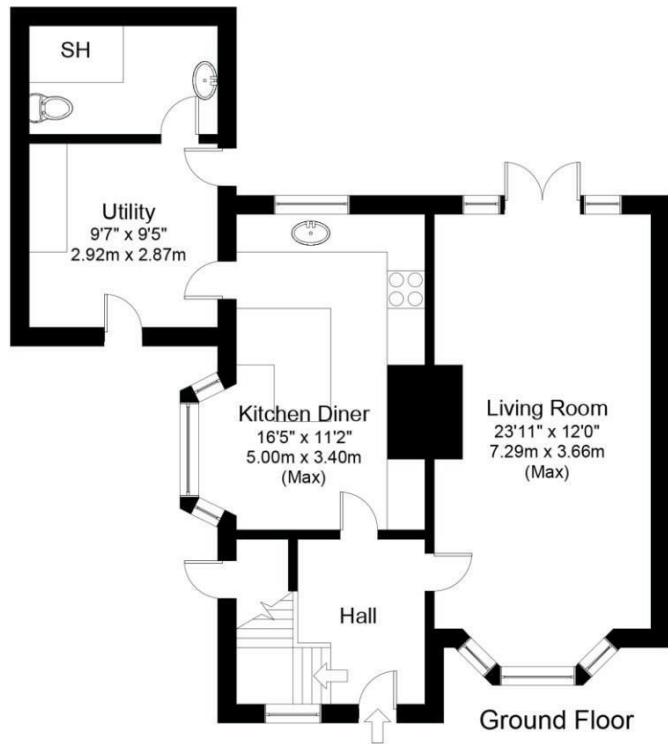
LEEDS, LS17 6HS

£425,000  
FREEHOLD

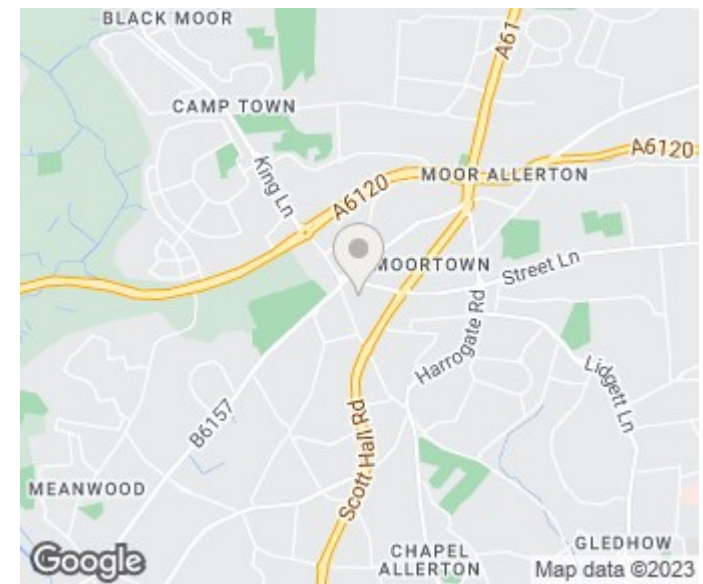
Monroe is pleased to offer this beautiful three bedroomed semi detached property which has a modern and contemporary finish. Situated in Moortown, with excellent access to North Leeds amenities and schools.

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Gross internal floor area (approx.): 110.0 sq m (1,184 sq ft)  
For illustrative purposes only. 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		
(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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