



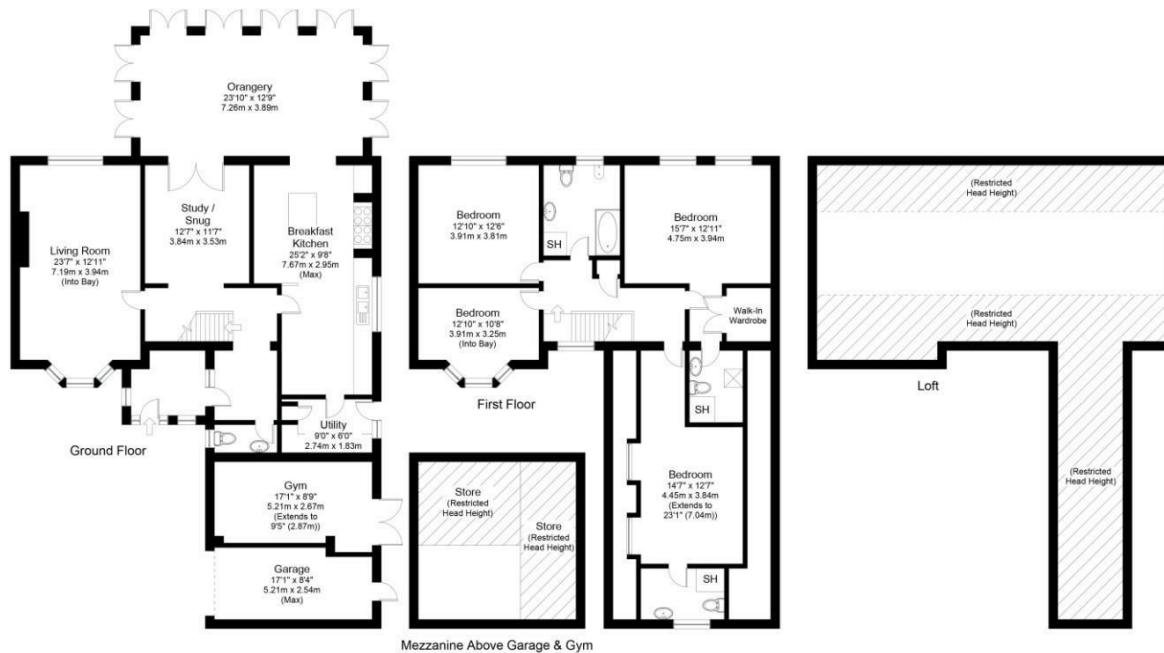
5 BEECH WALK LEEDS, LS16 8NY

£950,000
FREEHOLD

Occupying 1/3 of an acre, with a south facing aspect, this xxxx Sqft property is absolutely stunning. Monroe is exclusively instructed to bring to market this four bedroom detached property in the highly sought after suburb of Adel, in North Leeds.

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Gross internal floor area excluding mezzanine & loft (approx.): 262.9 sq m (2,830 sq ft)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		68
(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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