



1 GRANGE VIEW GARDENS LEEDS, LS17 8NL

£475,000
FREEHOLD

Monroe are pleased to introduce to market this spacious three bedroom detached family residence with over 2,000 sqft of internal accommodation and a west facing private back garden in Shadwell, North Leeds. This large property sits on a generous plot and is in a well connected location for amenities, transport and schools. Viewings available by appointment only.

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Gross internal floor area including eaves and garage (approx.): 192.9 sq m (2,076 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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