



WETHERBY ROAD

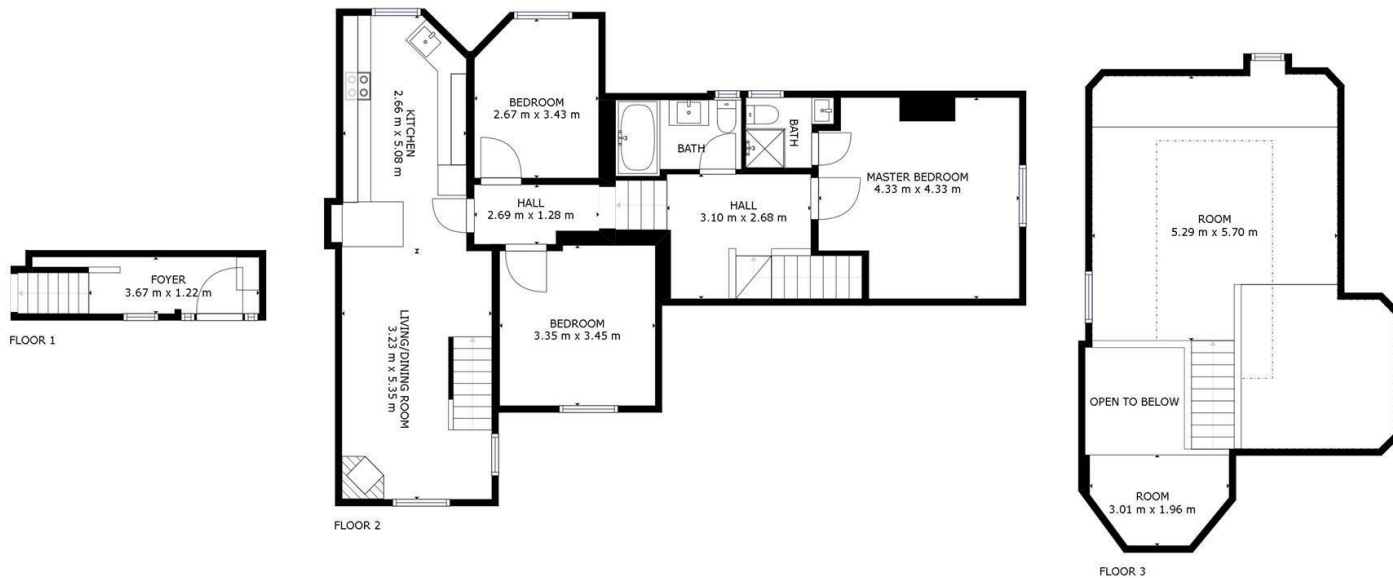
LEEDS, LS14 3HJ

£295,000
LEASEHOLD

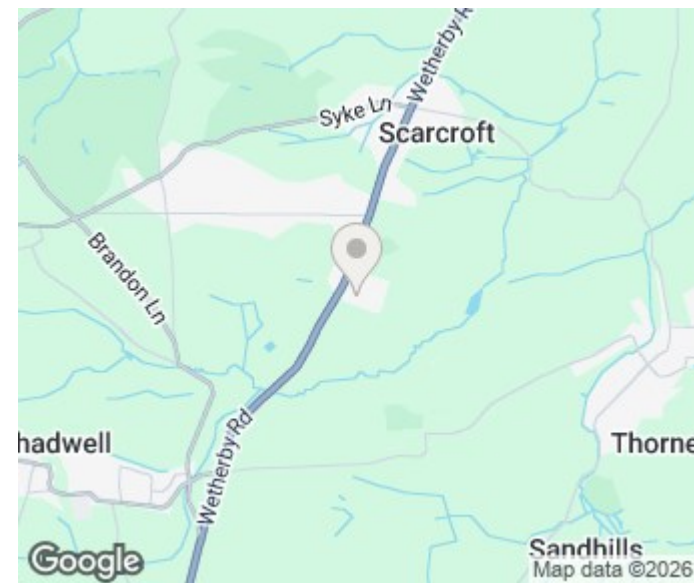
This unique and spacious property is chain-free. Set within an impressive 18th-century converted country house, this stunning three-bedroom maisonette offers generous and versatile accommodation across three floors, combining contemporary living with a wealth of original character. Situated within beautifully landscaped communal grounds, adjacent to woodlands and with an exclusive walled garden, the property offers a truly special setting and must be viewed to be fully appreciated.

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GROSS INTERNAL AREA
FLOOR 1: 6 m², FLOOR 2: 94 m²
FLOOR 3: 20 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 28 m²
TOTAL: 120 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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