



## 20 SANDMOOR GREEN

LEEDS, LS17 7SB

£499,950  
FREEHOLD

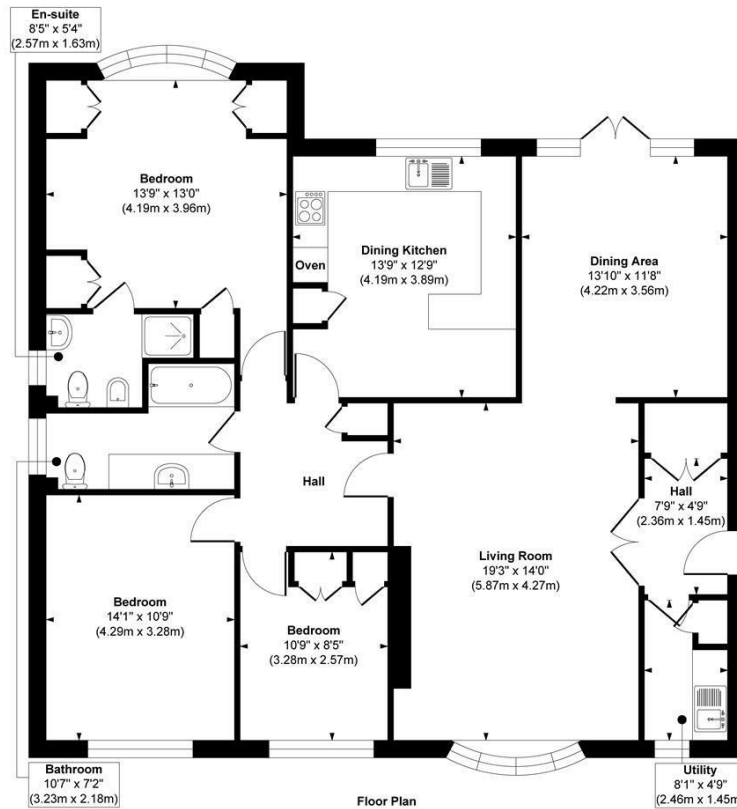
Monroe is proud to present this rare, chain-free opportunity on Sandmoor Green. A generously proportioned three-bedroom ground-floor apartment, ideally positioned within one of Alwoodley's most sought-after locations.

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## Sandmoor Green, Leeds



Approx. Gross Internal Floor Area 1366 sq. ft / 126.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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