



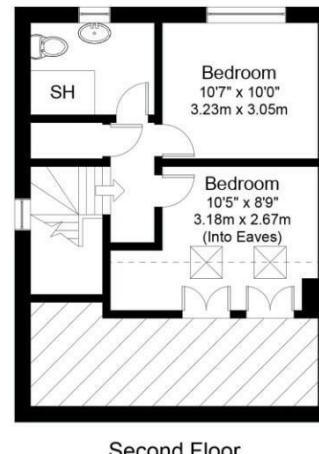
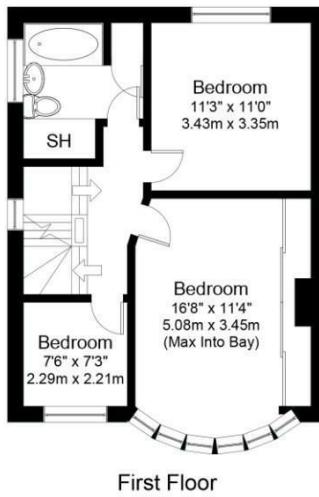
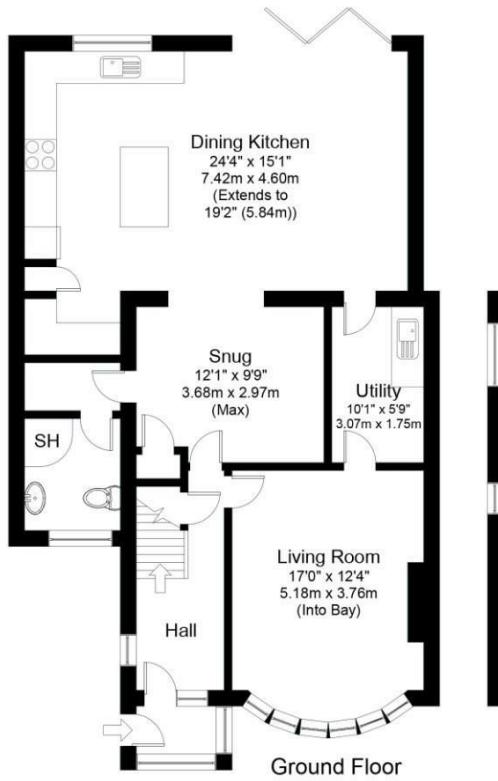
30 CARR MANOR DRIVE LEEDS, LS17 5AU

£525,000
FREEHOLD

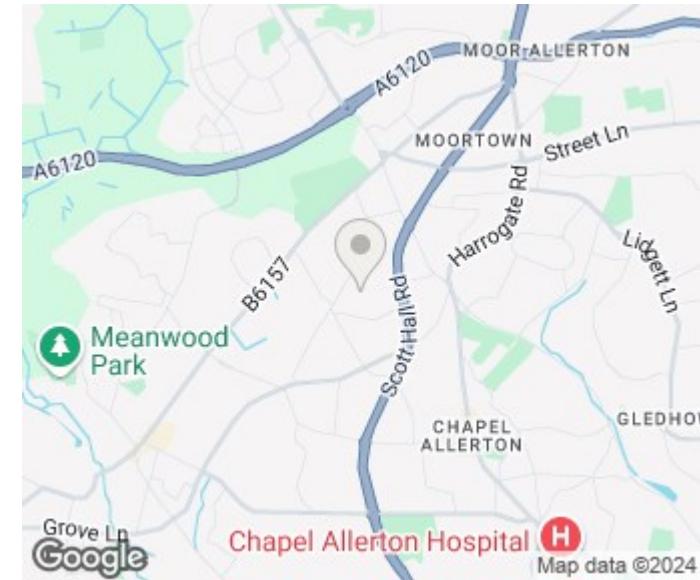
Monroe proudly presents this CHAIN FREE renovated home, impeccably restored to the highest standard. This sensational open plan property has been thoughtfully invested in by the current owners and is a MUST VIEW.

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Gross internal floor area including eaves (approx.): 158.4 sq m (1,705 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	76	82
(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

Alwoodley Sales
1-3 The Avenue
Alwoodley
Leeds
West Yorkshire
LS17 7BD

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

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