



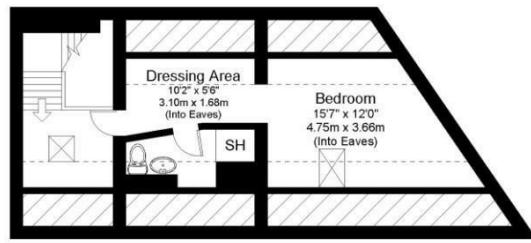
246A OTLEY ROAD
LEEDS, LS16 5AB

£499,995
FREEHOLD

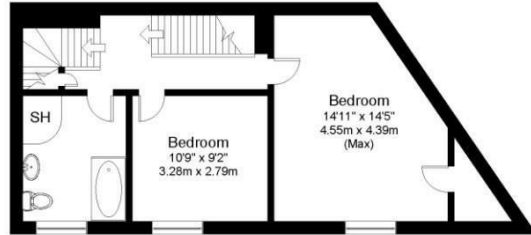
Monroe is proud to present this deceptively spacious and characterful three-bedroom home that is arranged over three floors and offers approximately 140.1 sq m of internal accommodation, including the eaves areas. The property combines generous living space with a practical layout, making it an excellent choice for families, professionals, or those seeking versatile accommodation in a unique home.

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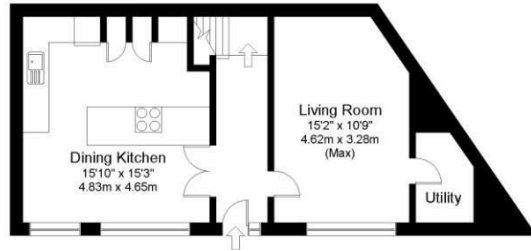
SELLERS OF THE FINEST HOMES



Second Floor

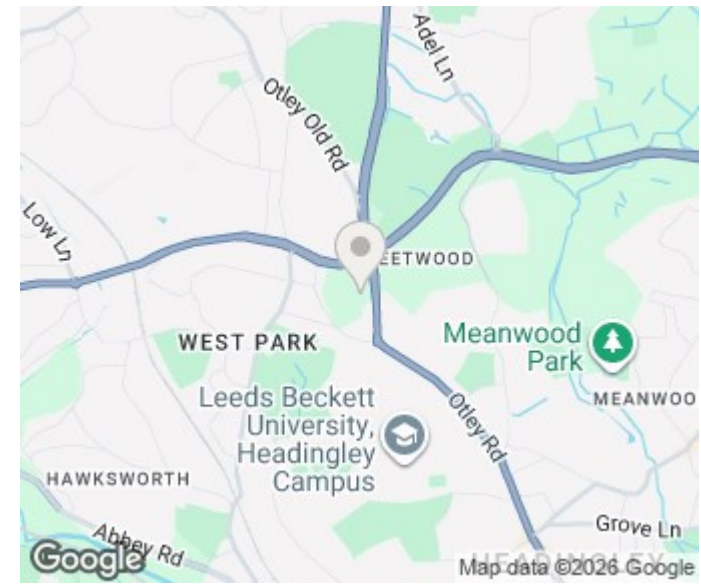


First Floor



Ground Floor

Gross internal floor area including eaves (approx.): 140.1 sq m (1,508 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		76	84
(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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