



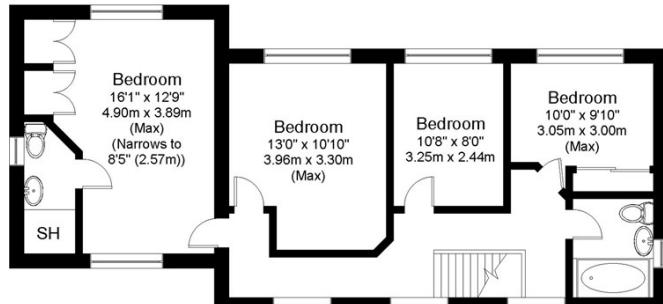
8 THE FAIRWAY LEEDS, LS17 7QJ

£650,000
FREEHOLD

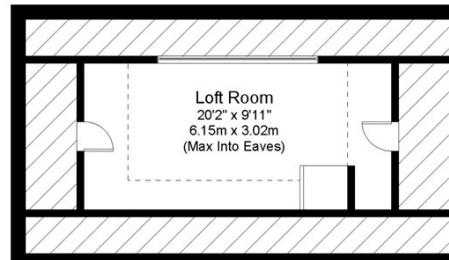
Monroe are delighted to be instructed on this fabulous, detached family home, OFFERED CHAIN FREE which has been completely refurbished and extended by the current owners, to present light and spacious open plan living, 4 bedrooms and a large, private, south facing garden - the ideal family home. Viewings are available by appointment only.

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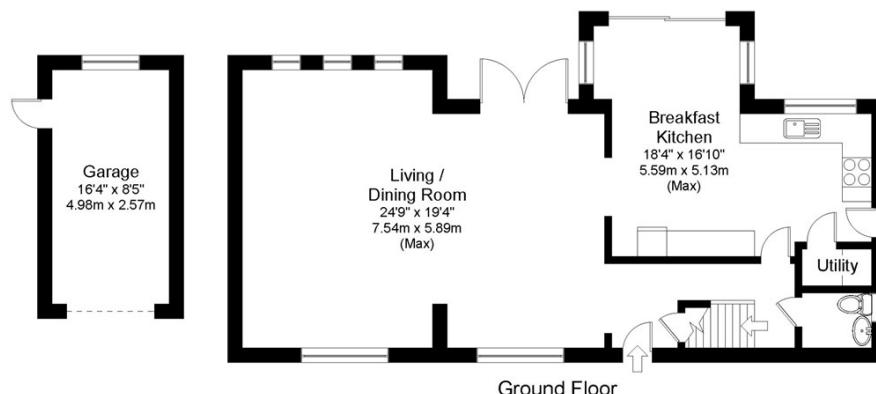
SELLERS OF THE FINEST HOMES



First Floor



Loft Room



Ground Floor

Gross internal floor area including loft room, eaves and garage (approx.): 174.4 sq m (1,877 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		
(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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