



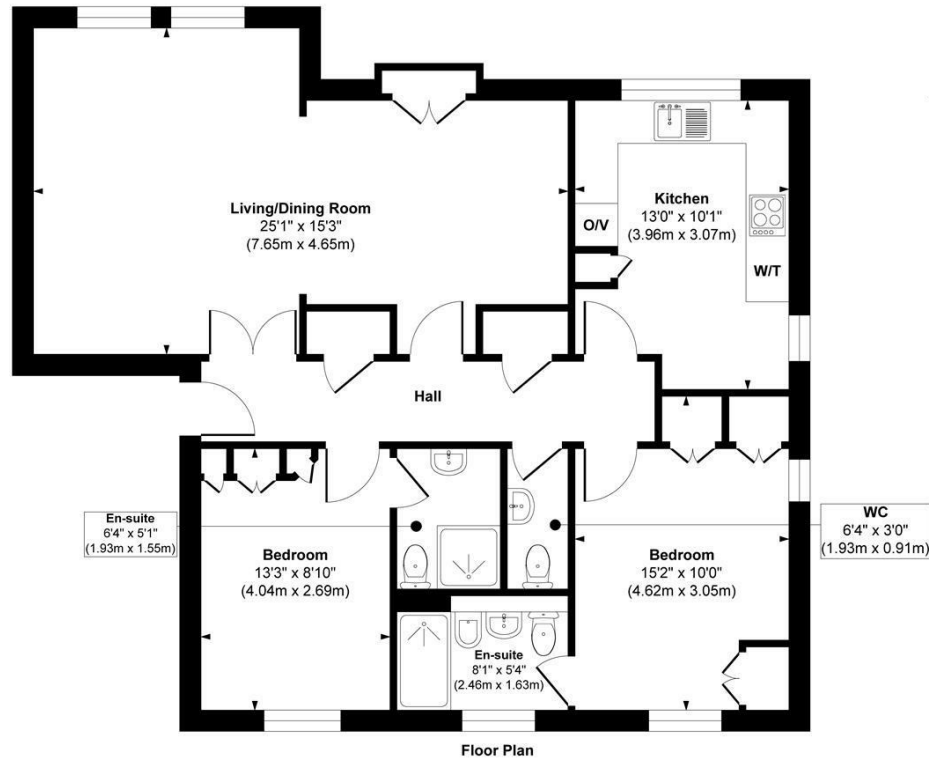
ALWOODLEY CHASE HARROGATE ROAD LEEDS, LS17 8ER

£350,000
LEASEHOLD

Monroe is delighted to present this modern and spacious two-bedroom apartment, ideally positioned in the highly sought-after area of Alwoodley. Offering a perfect blend of contemporary living and everyday convenience, the property enjoys a prime location close to a range of local amenities, highly regarded schools, and excellent transport links. With its stylish interiors and well-proportioned layout, this apartment represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

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Approx. Gross Internal Floor Area 918 sq. ft / 85.28 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	74	77
(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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