



55 BELLE VUE AVENUE

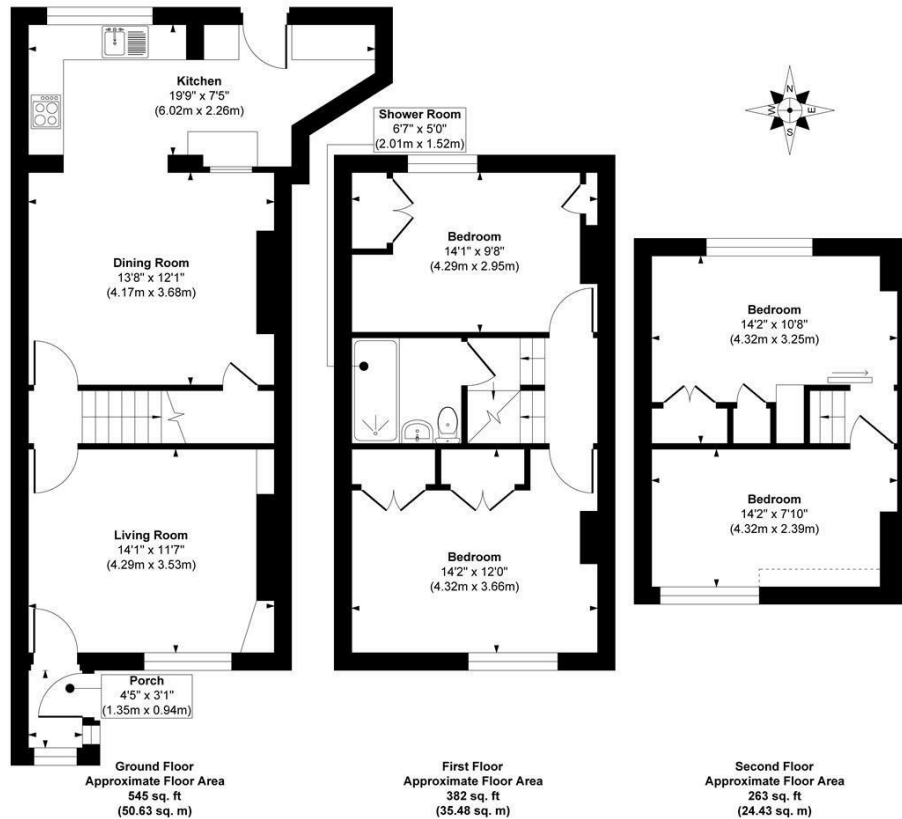
LEEDS, LS8 2NN

£375,000
FREEHOLD

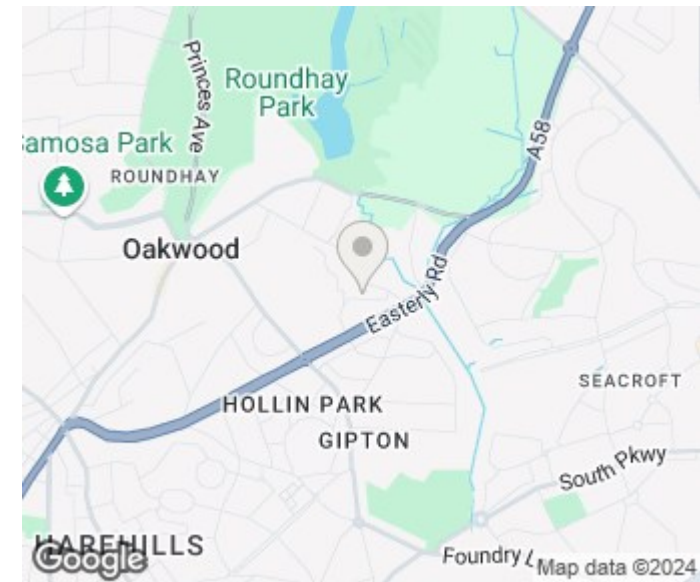
Monroe is excited to present this four-bedroom family home located on the highly sought-after Belle Vue Avenue. This property offers easy access to the thriving suburbs of Roundhay and Oakwood.

MONROE

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 1190 sq. ft / 110.54 sq. m
 Illustration for identification purposes only, measurements are approximate, 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		
(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@monroestateagents.com
 www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES