



WETHERBY ROAD

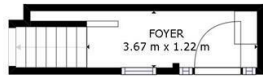
LEEDS, LS14 3HJ

£325,000
LEASEHOLD

A spacious three-bedroom maisonette in a converted 18th-century country house. It features a large garage and a side garden. For sale on a long 999-year leasehold with a share of the freehold. Must be viewed!

MONROE

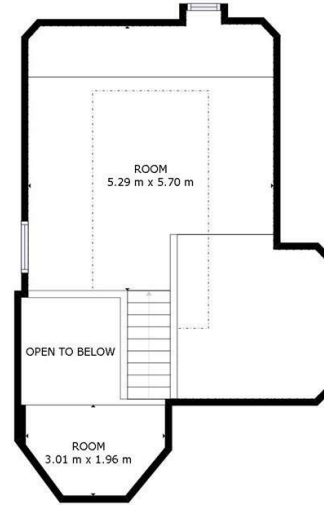
SELLERS OF THE FINEST HOMES



FLOOR 1

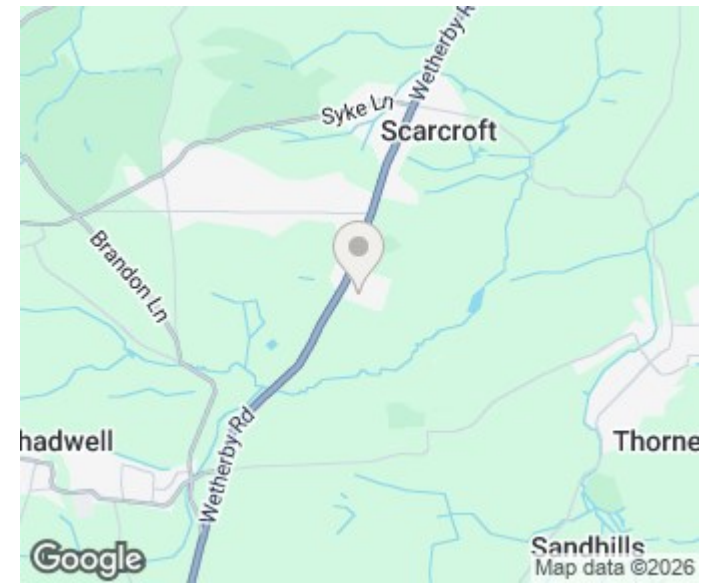


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 6 m², FLOOR 2: 94 m²
 FLOOR 3: 20 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 28 m²
 TOTAL: 120 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(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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