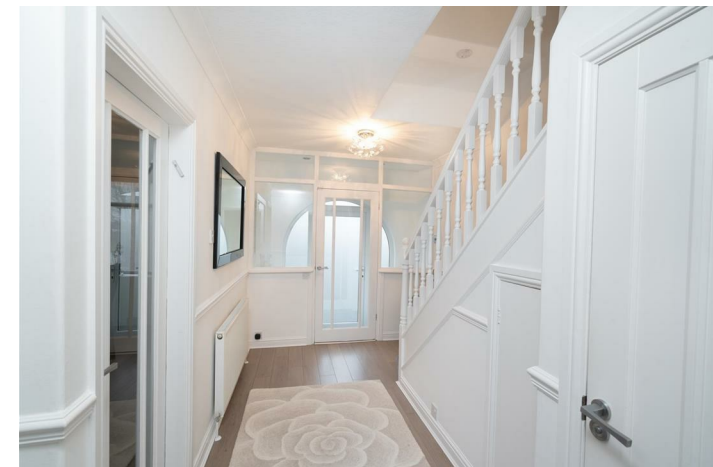




## 14 MOUNT RISE

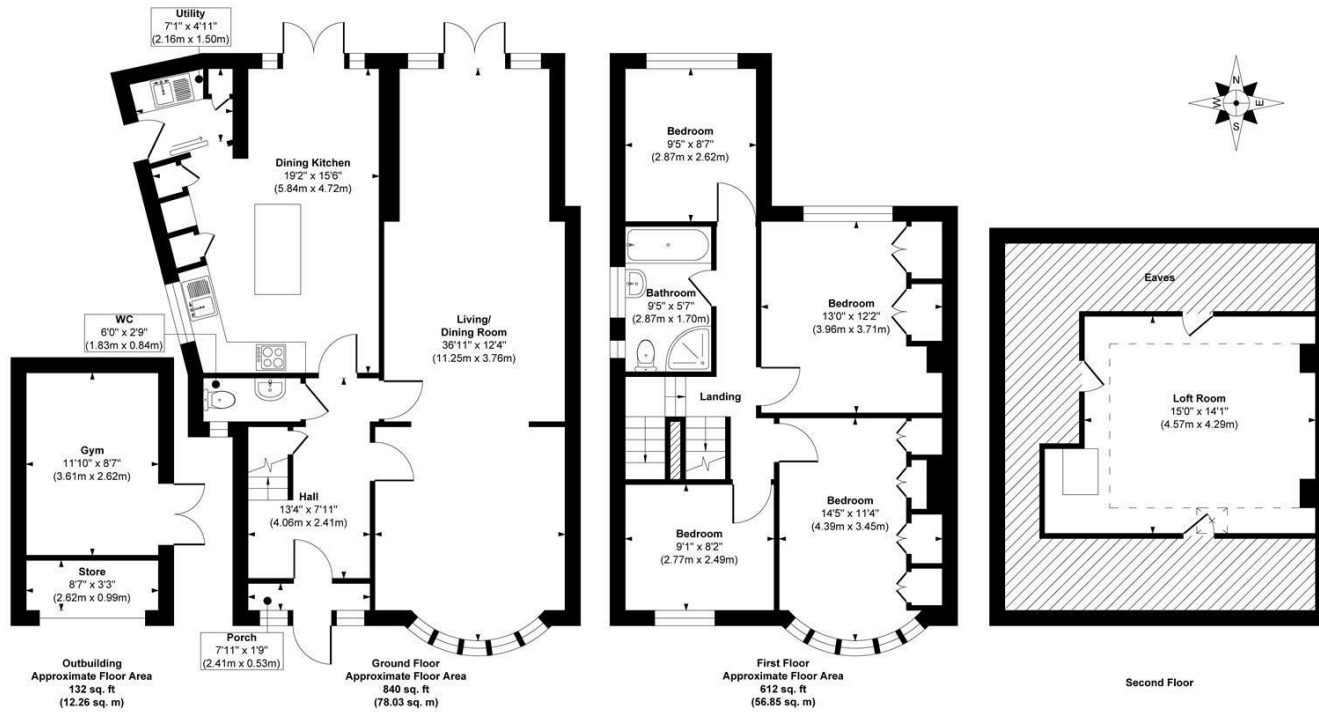
LEEDS, LS17 7QR

£575,000  
FREEHOLD

Nestled in the desirable area of Mount Rise, Alwoodley, this charming semi-detached house offers a perfect blend of classic character and modern convenience. With four spacious bedrooms, this property provides ample room for families or those seeking extra space for guests or a home office.

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Approx. Gross Internal Floor Area 1584 sq. ft / 147.14 sq. m (Including Outbuilding & Excluding Loft Room)

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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroestateagents.com  
www.monroestateagents.com

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