



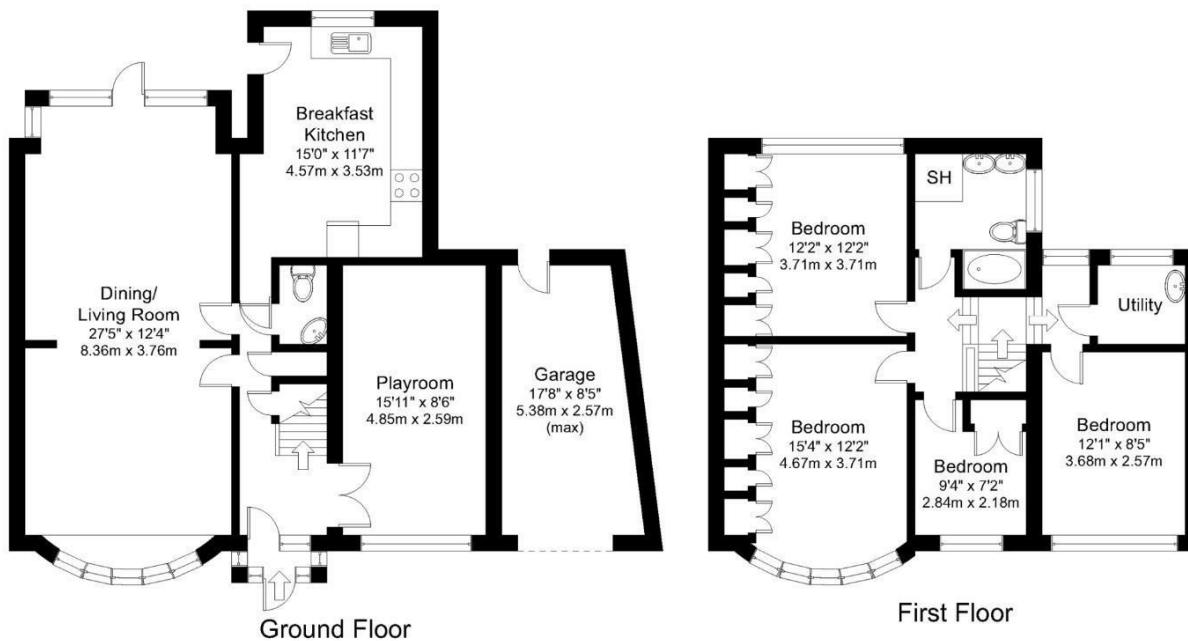
87 SANDHILL OVAL LEEDS, LS17 8EF

£565,000
FREEHOLD

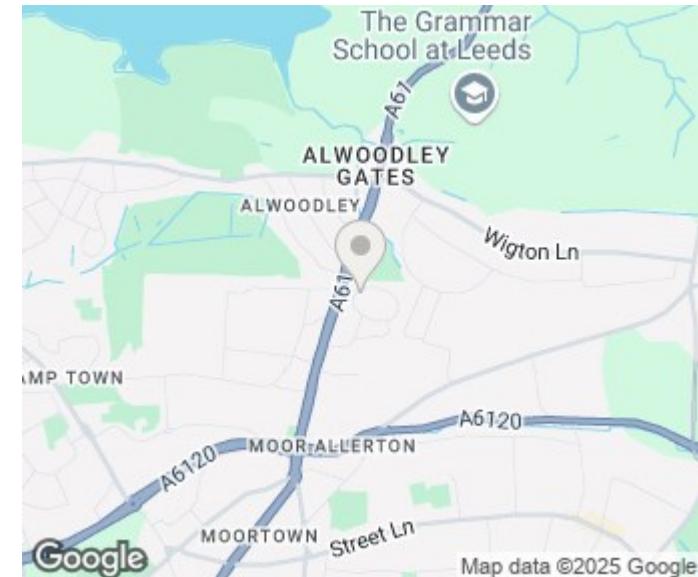
Monroe are EXCLUSIVELY instructed to offer FOR SALE this DOUBLE FRONTED DETACHED home which has been fully MODERNISED to provide 1,600 sqft of CONTEMPORARY interiors. Four Bedrooms are complimented by a house bathroom, a South East facing garden, two reception rooms and an open plan kitchen diner. Viewings are available by appointment only.

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Gross internal floor area including Garage (approx.): 148.6 sq m (1,600 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		69	79
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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