



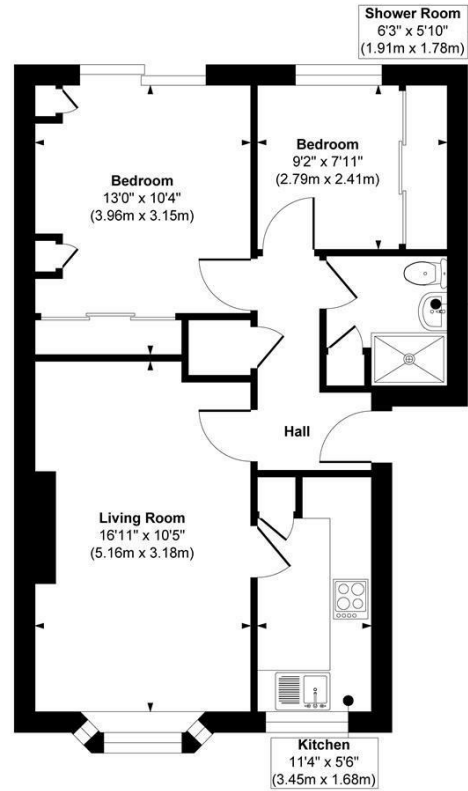
**32 OAKDENE DRIVE**  
LEEDS, LS17 8XW

**£195,000**  
LEASEHOLD

Monroe is delighted to present this well-proportioned two-bedroom ground floor flat in sought-after Alwoodley, it offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

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Floor Plan

**Approx. Gross Internal Floor Area 549 sq. ft / 51.00 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>75</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 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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