



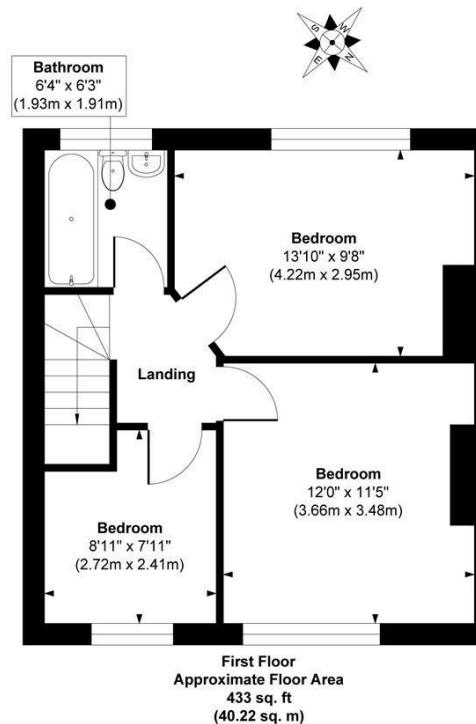
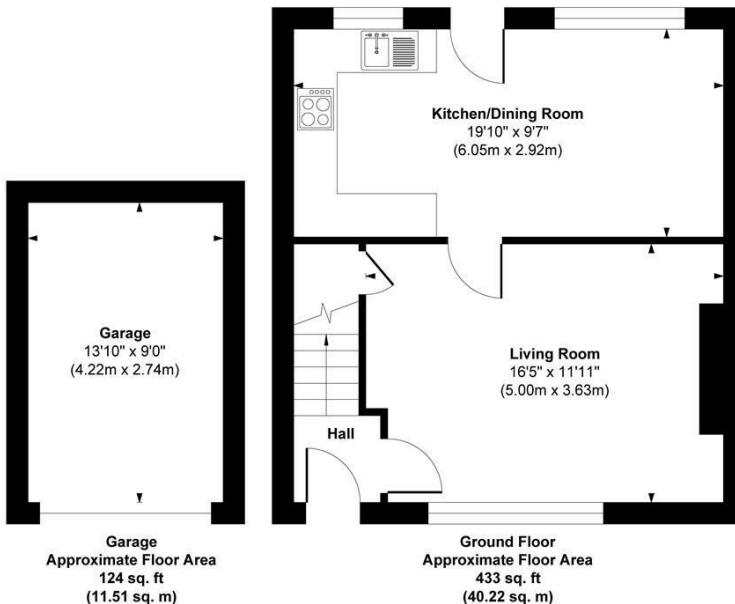
12 SILVERDALE AVENUE  
LEEDS, LS20 8BD

£275,000  
FREEHOLD

Monroe is thrilled to showcase 12 Silverdale Avenue, a stunning three-bedroom family home in the heart of Guiseley. Boasting immaculate internal finishing and south facing gardens.

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Approx. Gross Internal Floor Area 990 sq. ft / 91.95 sq. m (Including Garage)

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)	A		
(81-91)	B	83	
(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@monroeestateagents.com  
www.monroeestateagents.com

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