



12 SILVERDALE AVENUE

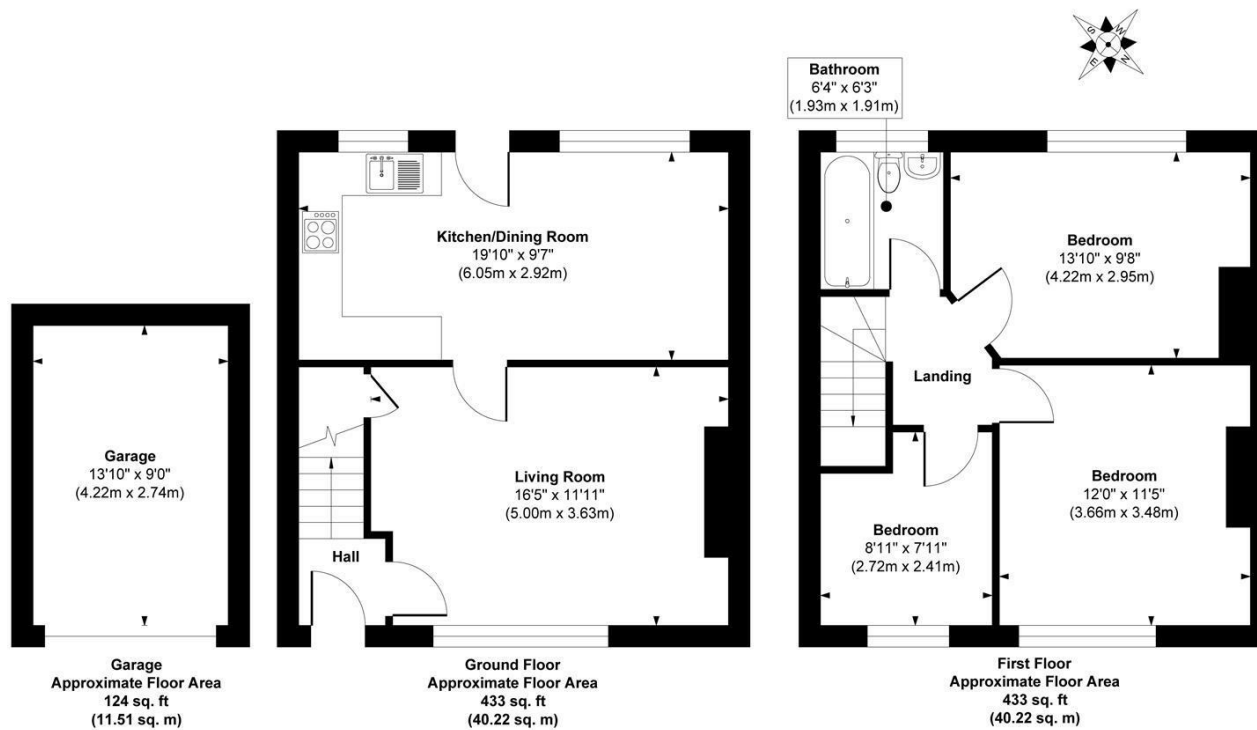
LEEDS, LS20 8BD

£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		
(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	

83

69

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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