



## 20 PRIMLEY PARK WALK

LEEDS, LS17 7LB

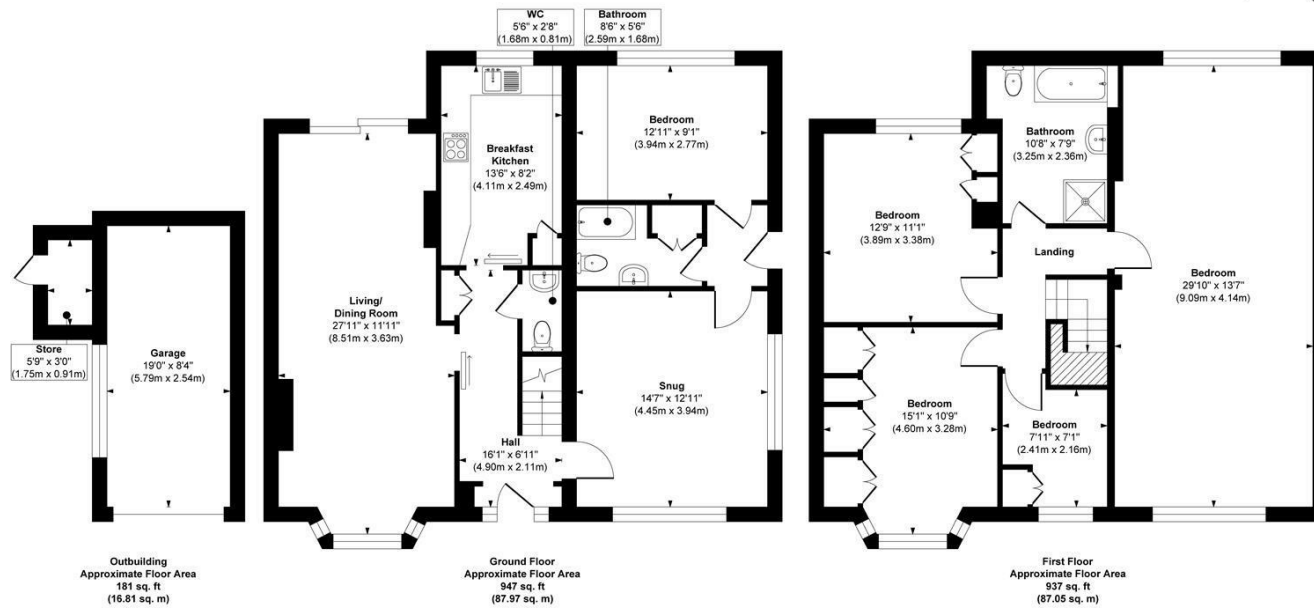
£595,000  
FREEHOLD

Monroe is thrilled to present this impressive five-bedroom family home is ideally located in the highly sought-after area of Alwoodley, renowned for its strong sense of community, school catchments and excellent amenities.

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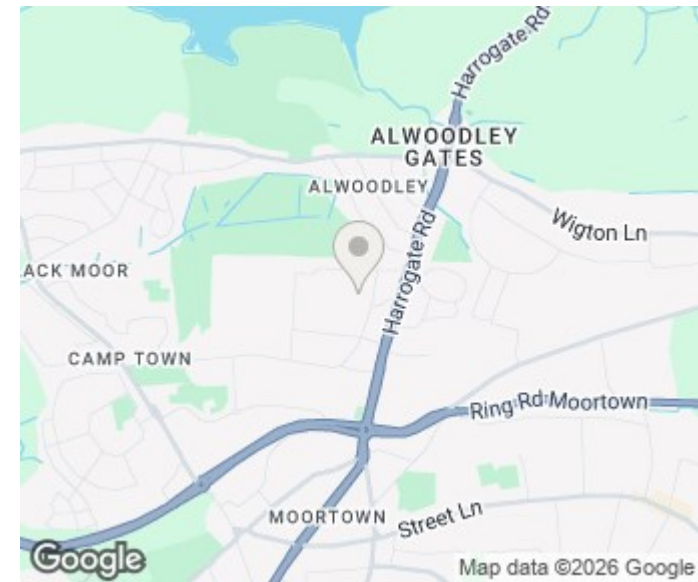
## Primley Park Walk, Leeds



**Approx. Gross Internal Floor Area 2065 sq. ft / 191.83 sq. m (Including Outbuilding)**

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 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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