

## 65 NEW ADEL LANE

LS16 6BA

£325,000  
FREEHOLD

Monroe welcomes this charming, Victorian, chain-free cottage situated in the idyllic suburb of Adel. With modern renovations throughout and generously sized rooms, New Adel Lane offers both contemporary living with a blend of period character.

MONROE

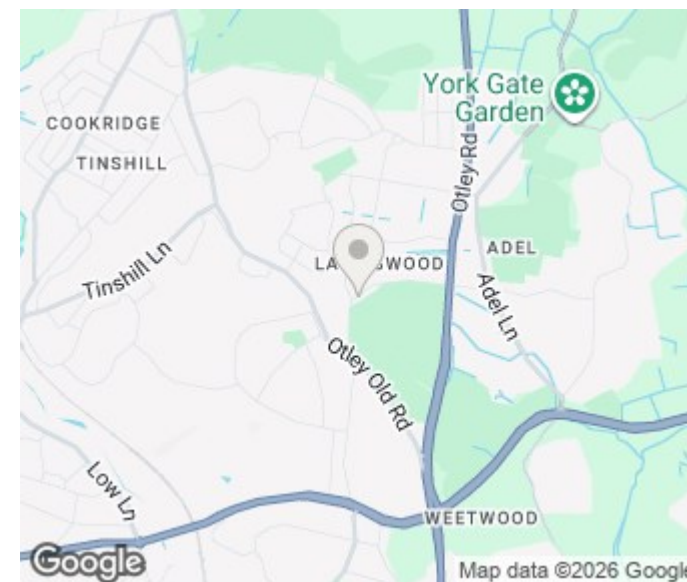
SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 988 sq. ft / 91.78 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	73
(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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