



68 HAVEN CHASE

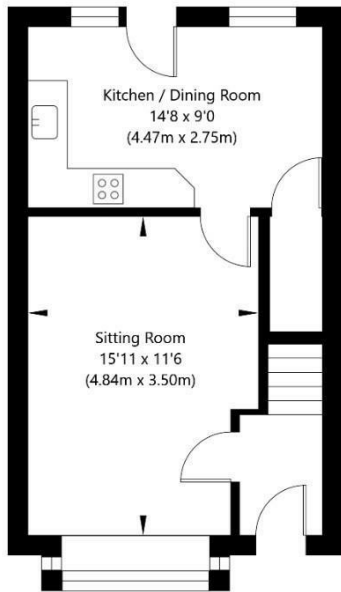
LEEDS, LS16 6SG

£325,000
FREEHOLD

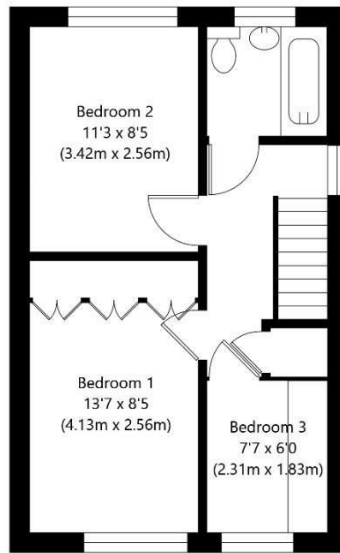
Monroe is delighted to present this well-proportioned three-bedroom home, it offers approximately 744 sq ft of thoughtfully arranged accommodation, making it an excellent choice for first-time buyers, growing families, or investors alike. The property enjoys a practical layout with well-balanced living space and comfortable bedrooms, creating a home that is both functional and inviting.

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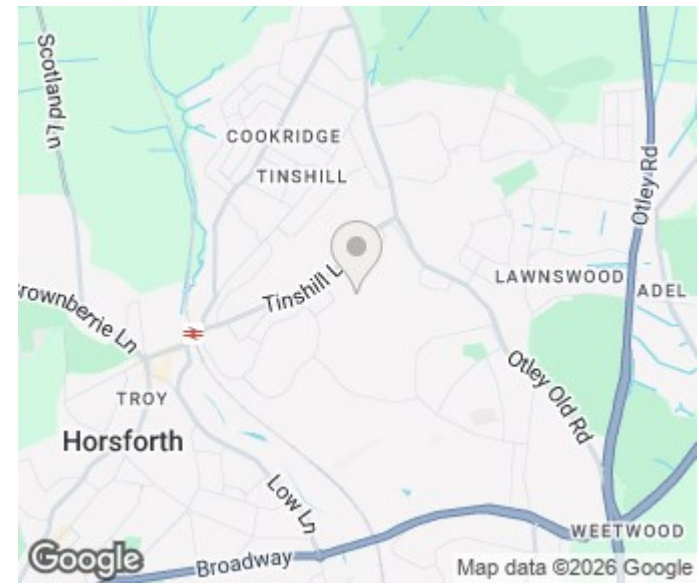


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 408 SQ FT / 38 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 400 SQ FT / 37 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 808 SQ FT / 75 SQ M
All Measurements are approximate and should be independently verified.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(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
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroestateagents.com
www.monroestateagents.com

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