



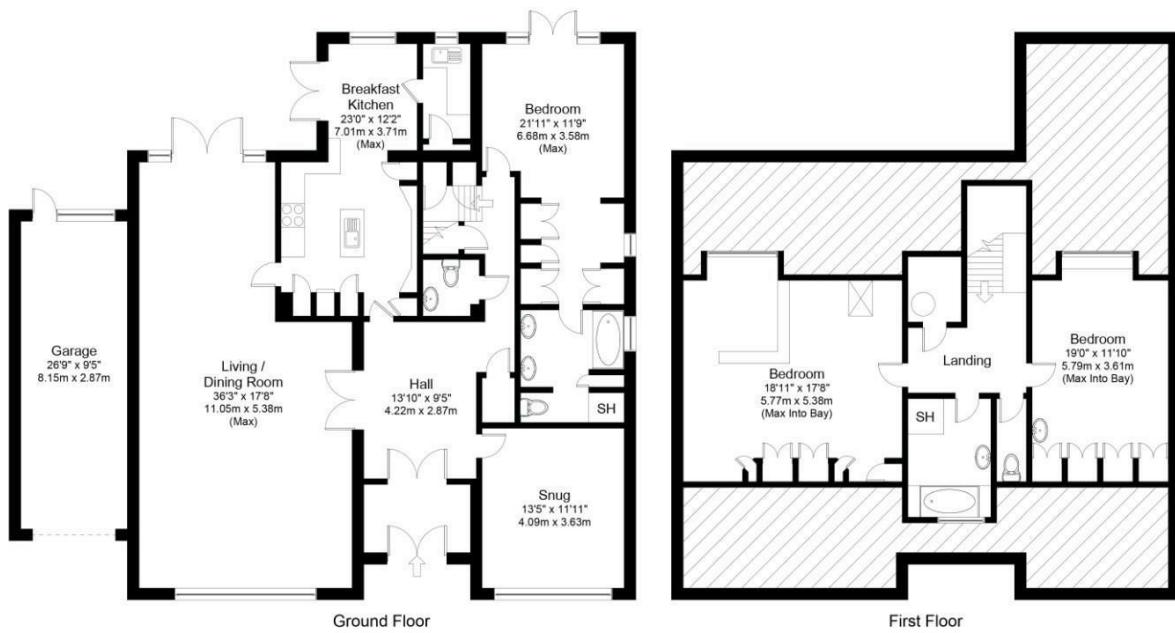
53 THE FAIRWAY  
LEEDS, LS17 7PE

£800,000  
FREEHOLD

Have you been searching for a detached property in Alwoodley which offers the versatility of being a fantastic family home to entertain from or a downsize dream? LOOK NO FURTHER!

MONROE

SELLERS OF THE FINEST HOMES



Gross internal floor area including garage (approx.): 252.2 sq m (2,715 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	79
(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

Leeds Office Sales  
 1-3 The Avenue  
 Alwoodley  
 Leeds  
 West Yorkshire  
 LS17 7BD

0113 870 4443  
[hello@monroeestateagents.com](mailto:hello@monroeestateagents.com)  
[www.monroeestateagents.com](http://www.monroeestateagents.com)

MONROE

SELLERS OF THE FINEST HOMES