



55 BOOTHROYD DRIVE

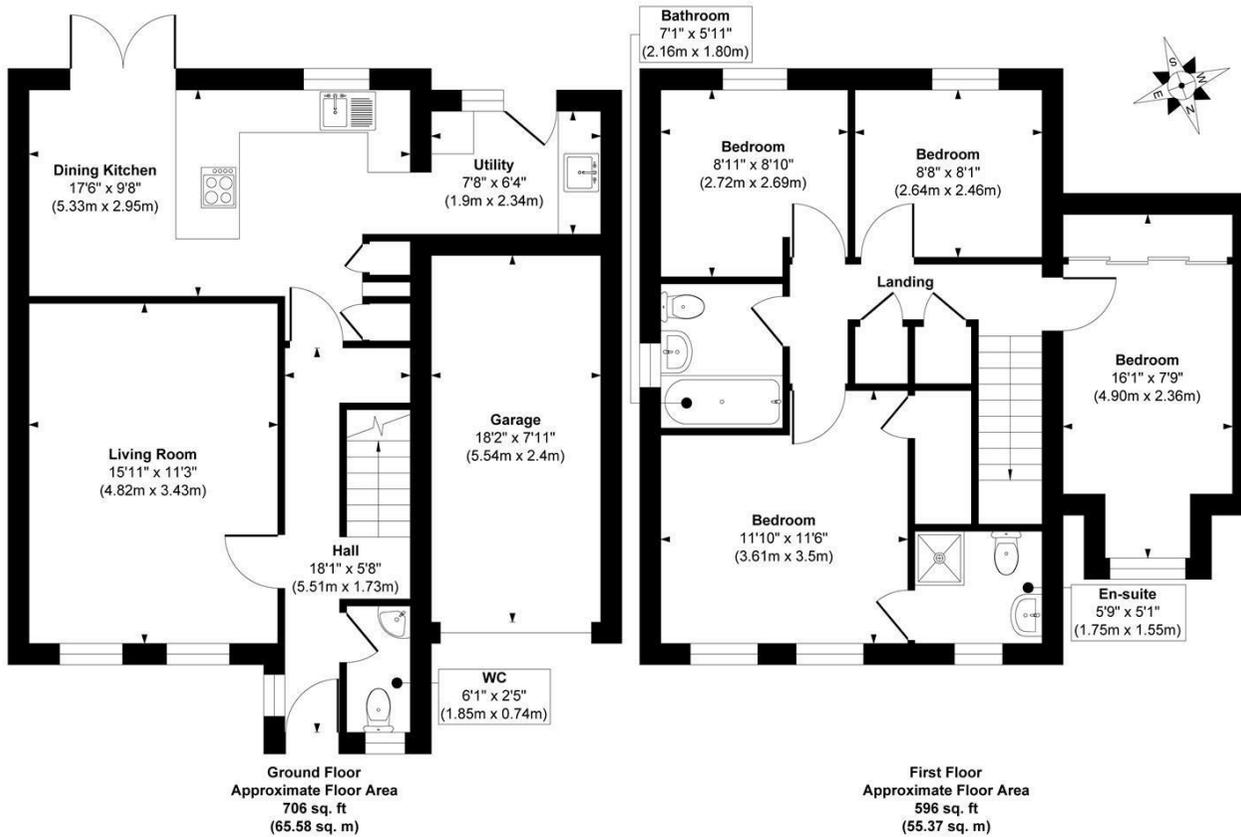
LEEDS, LS6 2SL

£400,000
FREEHOLD

Monroe is delighted to present this impressive four-bedroom, three-bathroom detached home is situated in the sought-after area of Meanwood. Offering generous living space throughout, the property is ideal for family living. It features a spacious garage and off-street parking, making it both practical and inviting.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(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	

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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