



17 HIGH MOOR CRESCENT

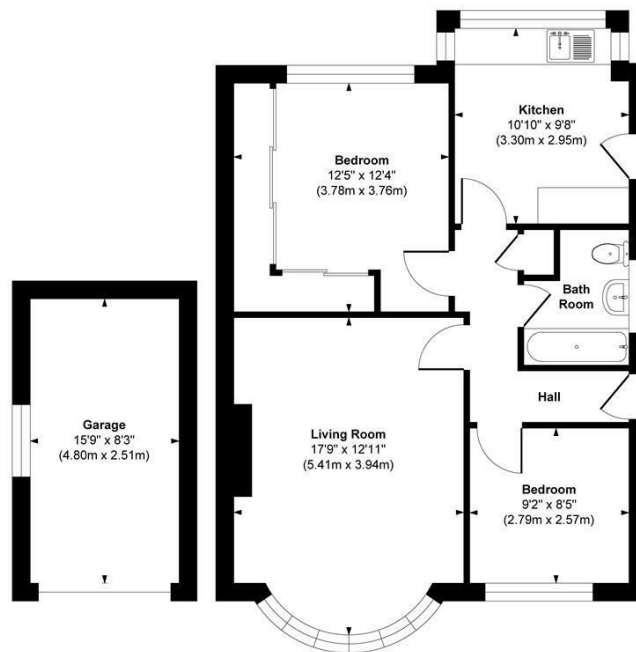
LEEDS, LS17 6EE

£299,995
FREEHOLD

Monroe is excited to offer a wonderful opportunity on High Moor Crescent in the heart of Moortown. This charming 1950s property is a perfect blend of classic character and modern comfort, featuring two beautifully appointed bedrooms and a spacious formal living area. It's an ideal choice for those looking to downsize in a desirable neighbourhood with excellent local amenities.

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Garage
Approximate Floor Area
129 sq. ft
(11.98 sq. m)

Floor Plan
Approximate Floor Area
652 sq. ft
(60.57 sq. m)

Approx. Gross Internal Floor Area 781 sq. ft / 72.55 sq. m Including Garage

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) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

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