



1 / PLOT A RODLEY LANE
LEEDS, LS13 1LJ

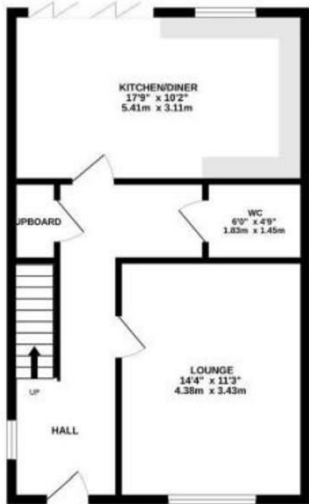
£330,000
FREEHOLD

BRAND NEW EXCITING OPPORTUNITY IN AN EXCELLENT LOCATION! Monroe are offering for sale two bespoke off plan properties, which can have finishes selected by the purchaser! Chain free, these brand new homes will not be on the market for long! Contact Monroe to arrange your reservation appointment!

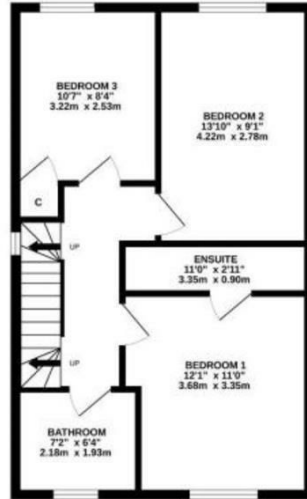
MONROE

SELLERS OF THE FINEST HOMES

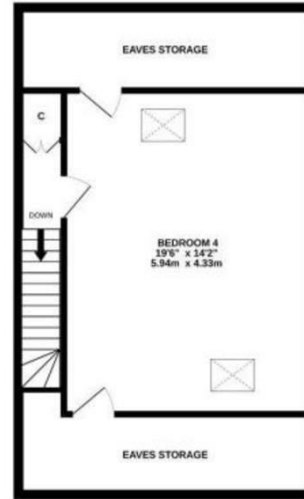
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



2ND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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@monroestateagents.com
www.monroestateagents.com

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