



9 MAVIS AVENUE

LEEDS, LS16 7LJ

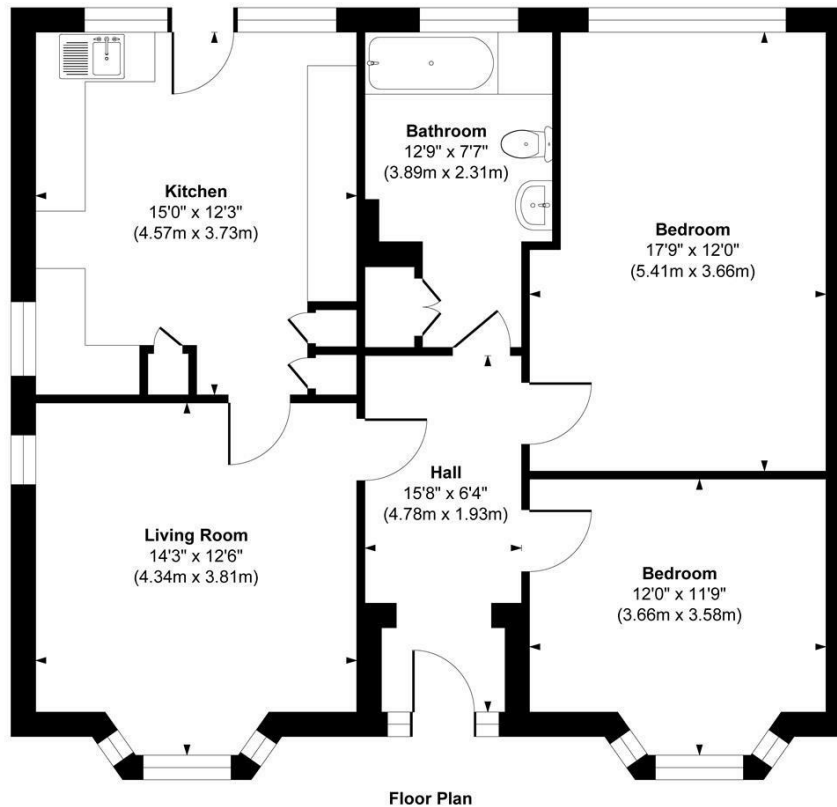
£399,950
FREEHOLD

Monroe is thrilled to present this charming 2-bedroom bungalow, it offers a fantastic opportunity to secure a home in one of North Leeds' most desirable postcodes. Combining the convenience of single level living with the essential additions of a garage and off street parking, this property is perfect for those seeking a peaceful yet well-connected lifestyle.

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Mavis Avenue, Leeds



Approx. Gross Internal Floor Area 898 sq. ft / 83.42 sq. m

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		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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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