



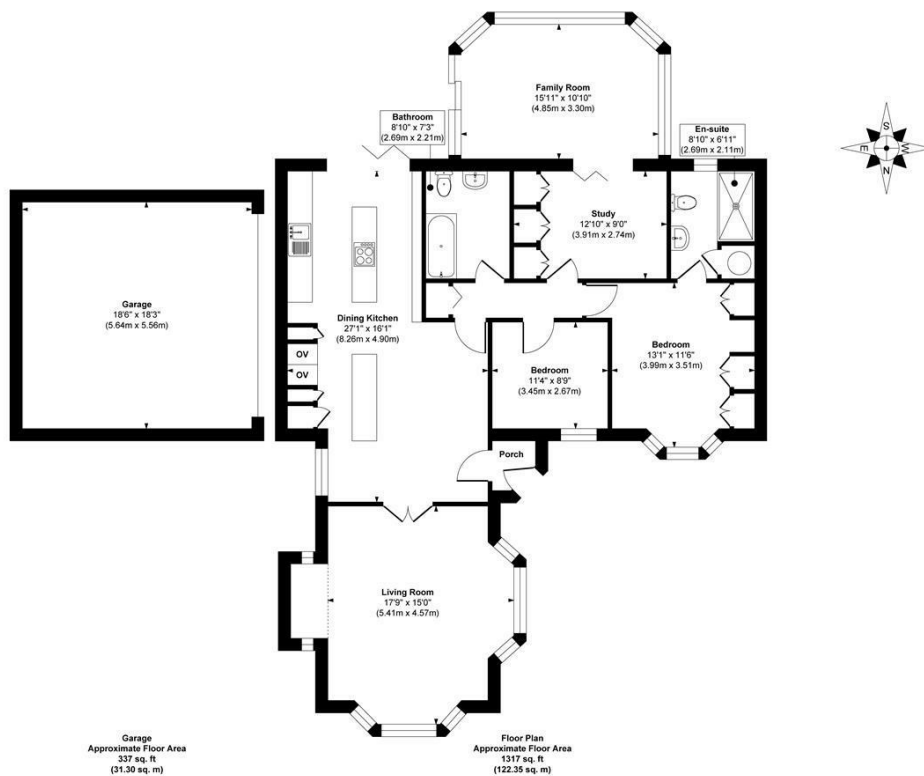
17 OAKLANDS DRIVE LEEDS, LS16 8NZ

£625,000
FREEHOLD

Monroe is delighted to present this meticulously maintained, move-in-ready detached bungalow, offering three generously sized bedrooms and two modern bathrooms. Set on a desirable corner plot, the property boasts a large double garage and potential for future expansion. Tucked away in a peaceful neighbourhood, this home is ideally located near top-rated schools and the picturesque countryside.

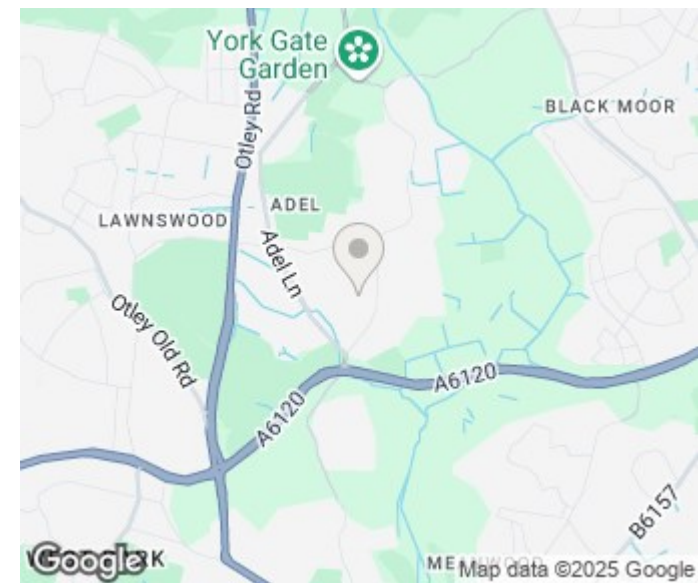
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Approx. Gross Internal Floor Area 1654 sq. ft / 153.65 sq. m (Including Garage)

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 | | |
| (81-91) B | 85 | 88 |
| (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

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