



## 20 WINDING WAY

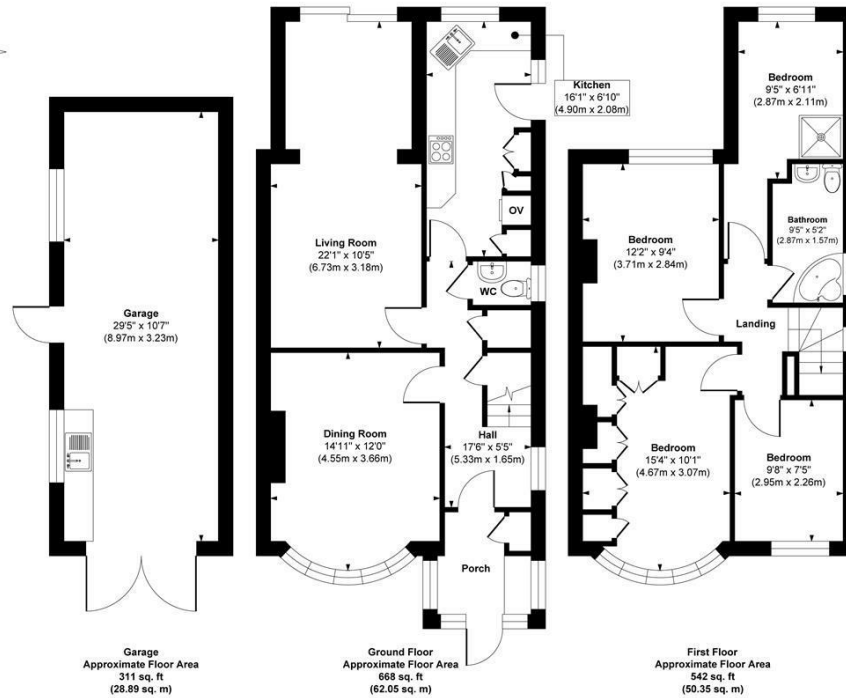
LEEDS, LS17 7RA

£475,000  
FREEHOLD

Monroe is delighted to present this spacious four-bedroom home in the prestigious area of Alwoodley. The property offers approximately 1,521 sq ft of well-balanced living accommodation, ideal for modern family life. This is a versatile home with great potential, combining a practical layout with comfortable living.

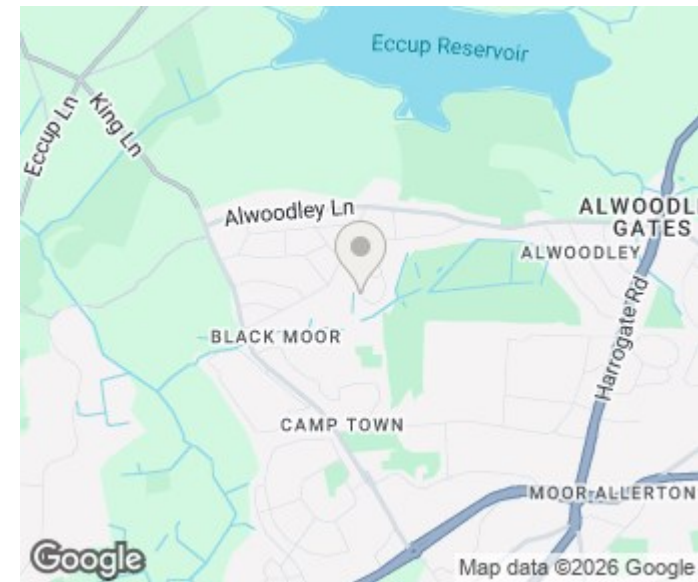
MONROE

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**Approx. Gross Internal Floor Area 1521 sq. ft / 141.29 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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