



## 11 WIKE RIDGE FOLD

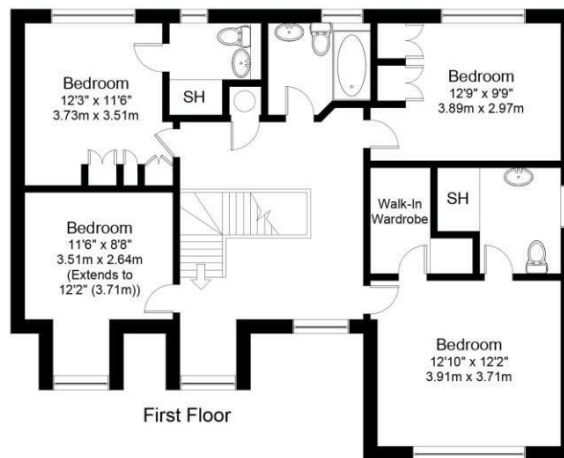
LEEDS, LS17 9NT

£800,000  
FREEHOLD

If you are looking for the perfect detached family home that has been extended and is very well presented, look no further! Offering four double bedrooms it is an exceptional home to raise a family.

MONROE

SELLERS OF THE FINEST HOMES



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Gross internal floor area including garage (approx.): 229.6 sq m (2,472 sq ft)  
For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

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

MONROE

SELLERS OF THE FINEST HOMES