



## 3 OAK VIEW

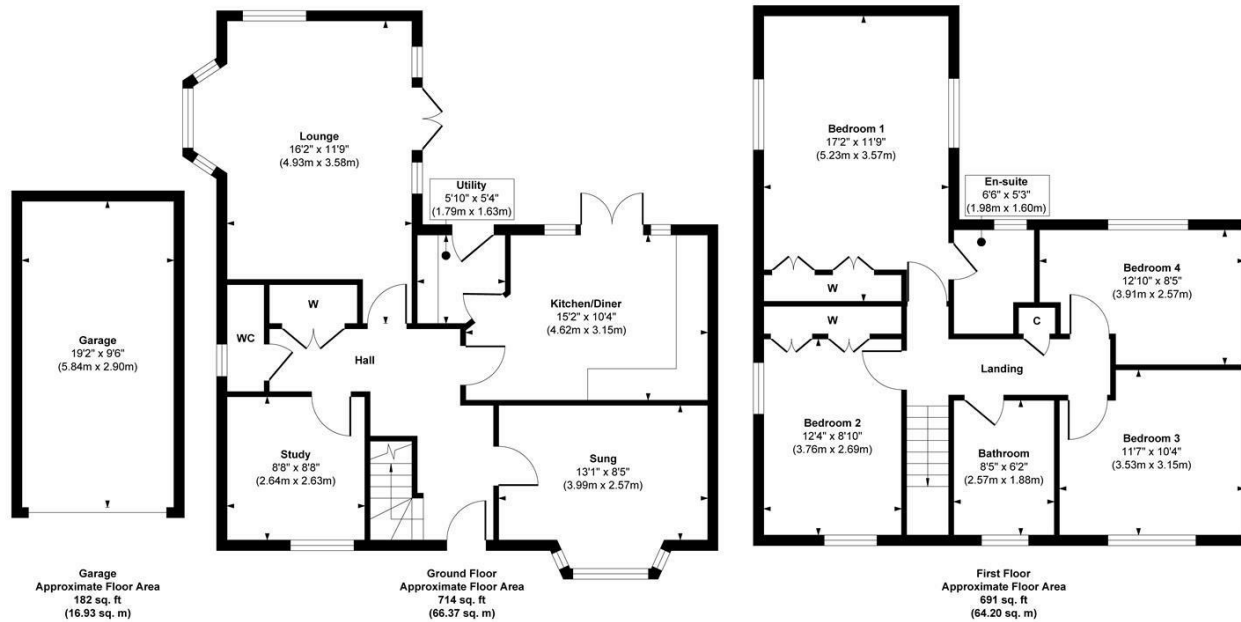
LEEDS, LS16 8FJ

£625,000  
FREEHOLD

CHAIN FREE - Tucked away in a quiet cul-de-sac within an exclusive Adel development, this impressive four double bedroom detached home combines contemporary design with family-friendly living. With spacious interiors, a large private garden, and excellent access to local amenities, top schools, and commuter links, it offers the perfect balance of comfort, style, and convenience.

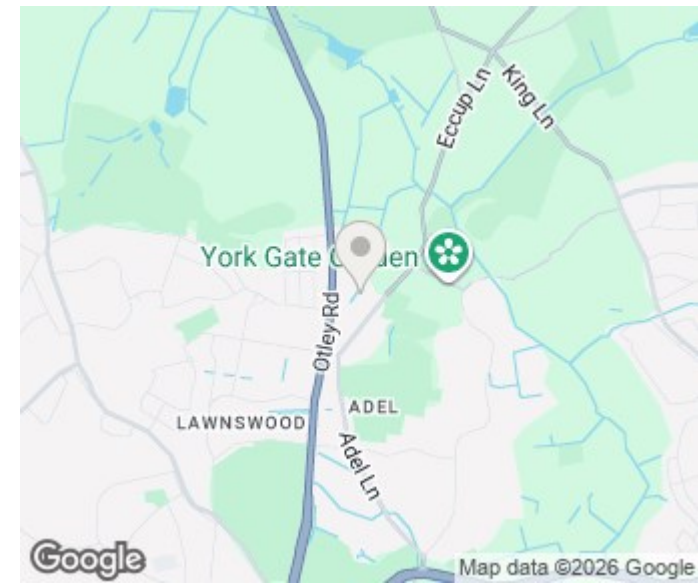
MONROE

SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 1587 sq. ft / 147.50 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>88</b>	<b>88</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>			
<small>Not energy efficient - higher running costs</small>			
<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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**MONROE**

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