



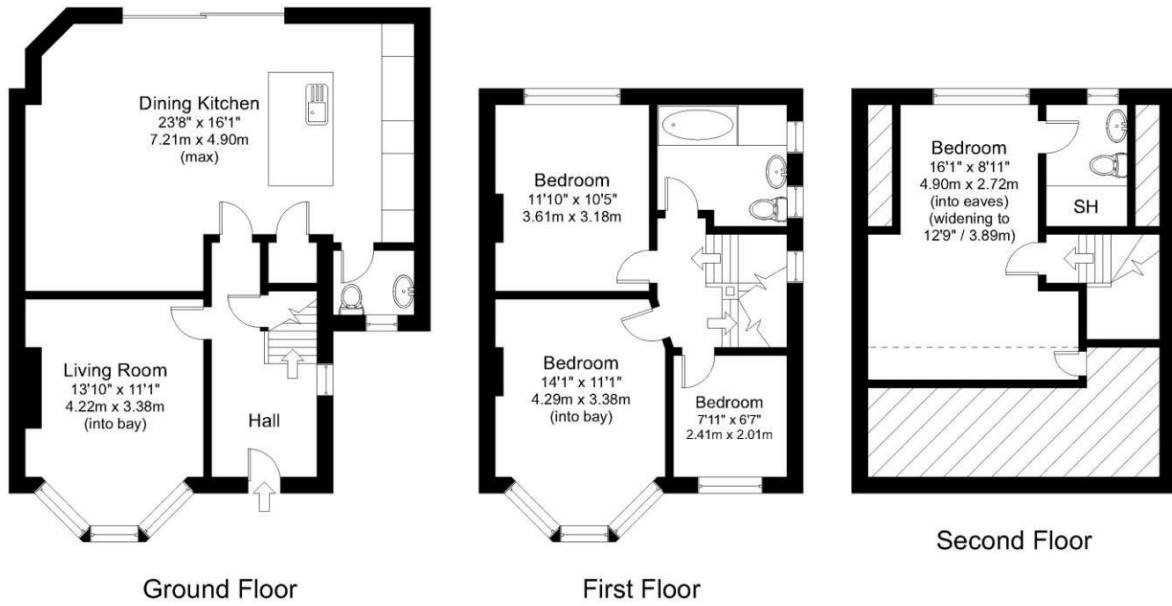
12 THE VALLEY
LEEDS, LS17 7NL

£480,000
FREEHOLD

Do you want a CHAIN FREE ready to move into four-bed semi near outstanding schools in NORTH LEEDS?

MONROE

SELLERS OF THE FINEST HOMES



Gross internal floor area including Eaves (approx.): 122 sq m (1,314 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		73
(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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