



12 THE VALLEY
LEEDS, LS17 7NL

£480,000
FREEHOLD

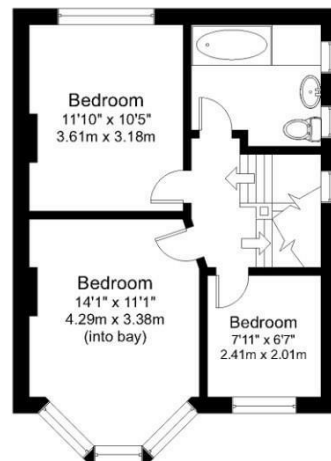
Do you want a CHAIN FREE ready to move into four-bed semi near outstanding schools in NORTH LEEDS?

MONROE

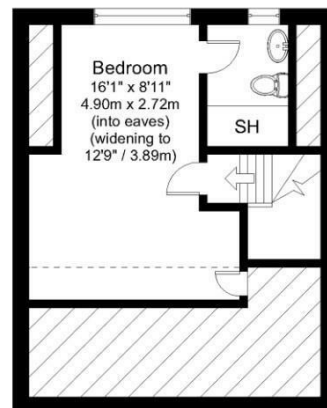
SELLERS OF THE FINEST HOMES



Ground Floor

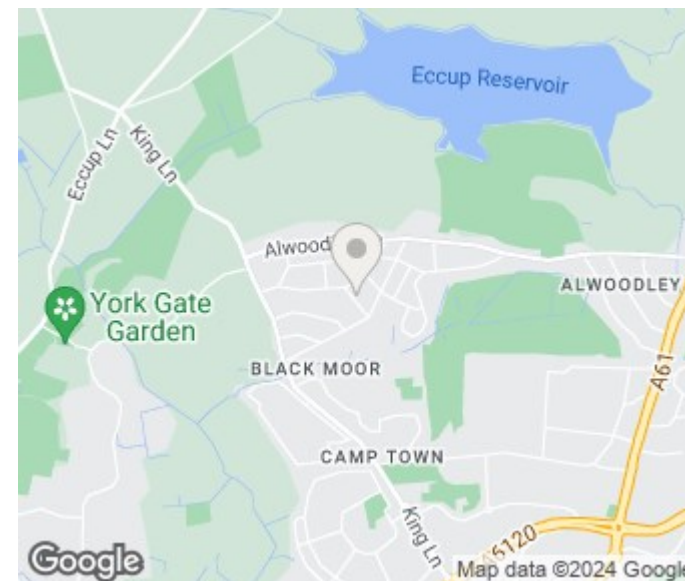


First Floor



Second Floor

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		
(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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