

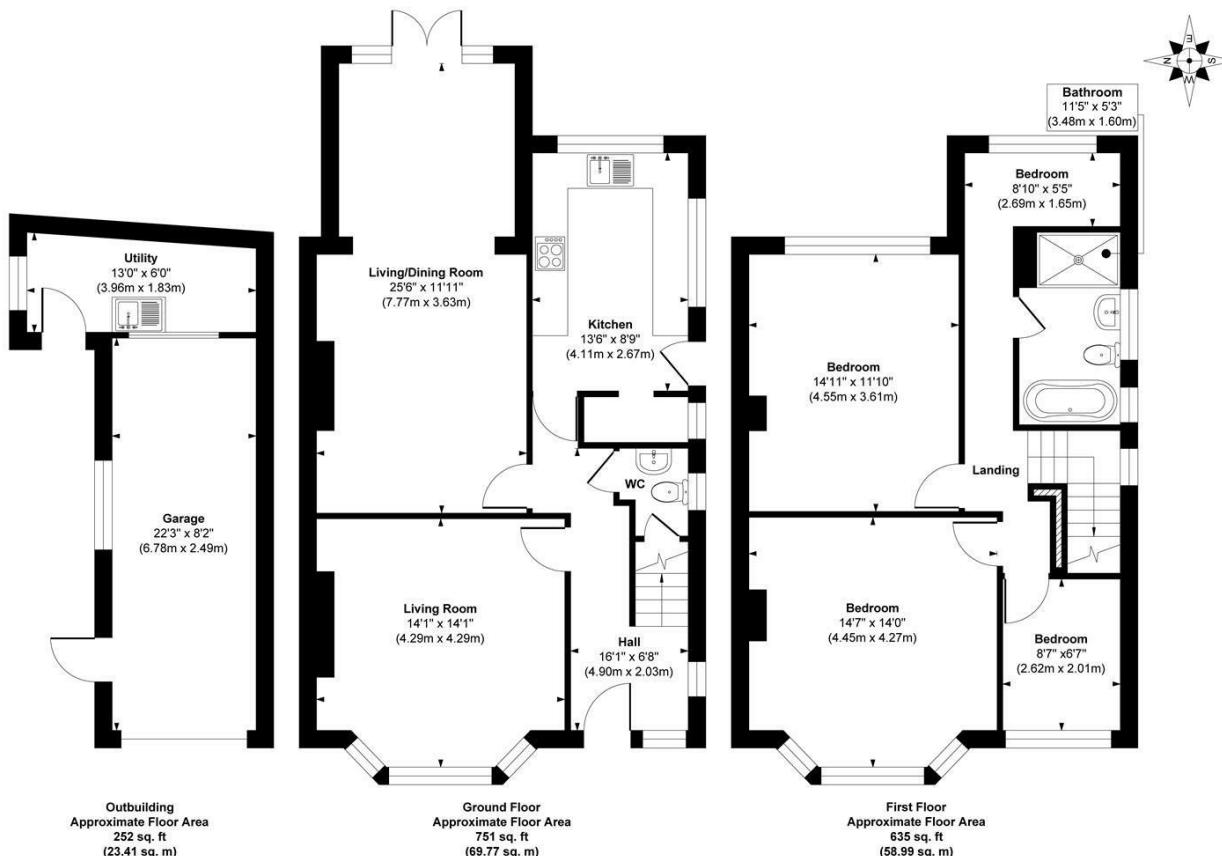
**532 OTLEY ROAD, ADEL, LEEDS,
LEEDS, LS16 8DL**

**£550,000
FREEHOLD**

Monroe is delighted to present this attractive four-bedroom house is ideally situated in the highly sought-after area of Adel, offering generous living space and excellent access to local amenities and transport links.

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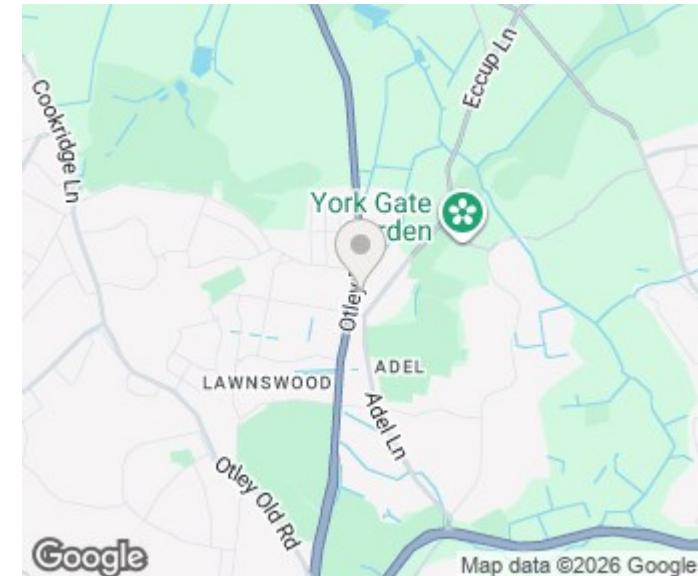
SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 1638 sq. ft / 152.17 sq. m (Including Outbuilding)

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	78	82
(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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