



## 11 PLANTATION GARDENS

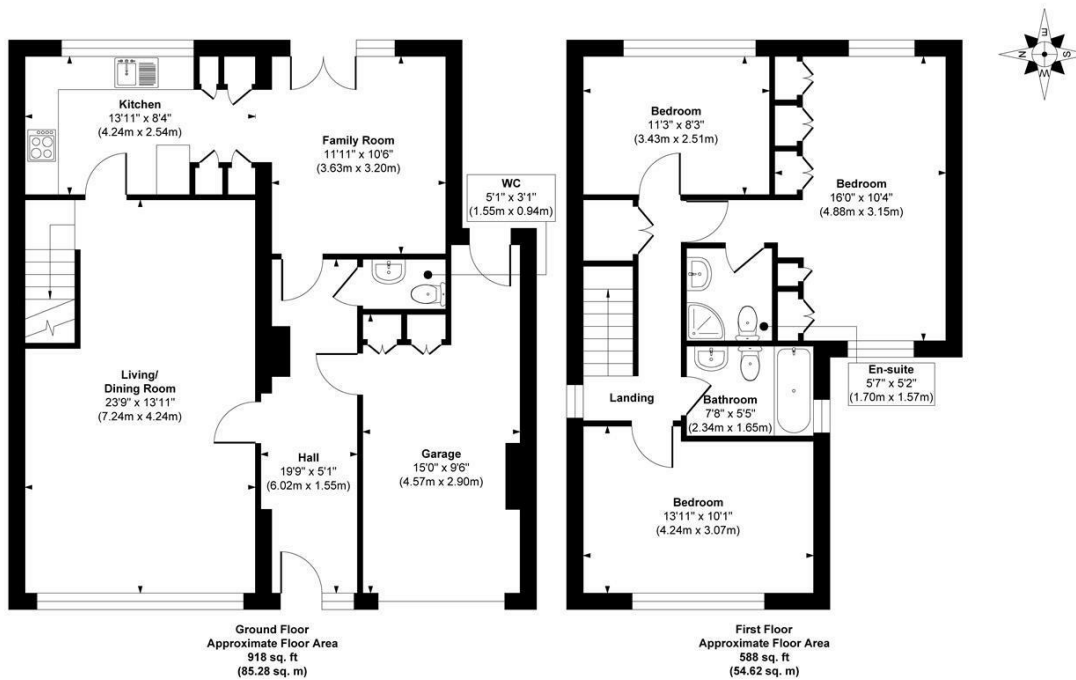
LEEDS, LS17 8SX

£499,995  
FREEHOLD

**\*\*EXTENDED FAMILY HOME\*\*** Monroe is delighted to present to you a gorgeous home situated within walking distance of Wigton Moor Primary and GSAL!

MONROE

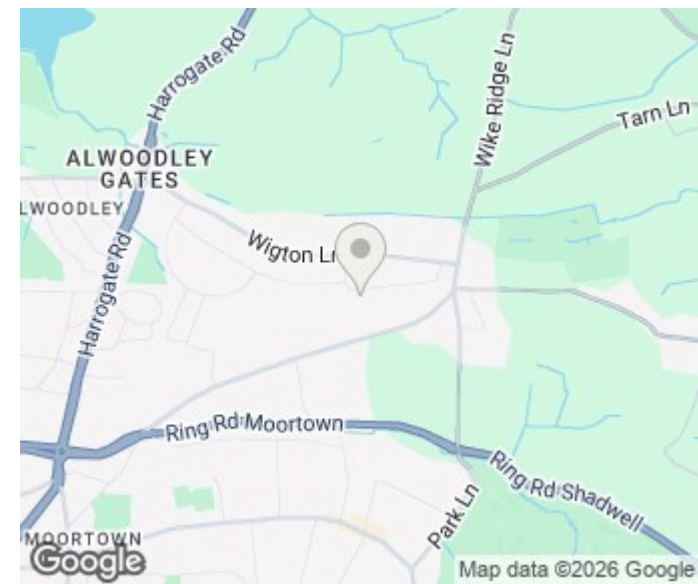
SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 1506 sq. ft / 139.90 sq. m**

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) <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	

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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