



65 NEW ADEL LANE
LS16 6BA

£330,000
FREEHOLD

Viewing Day Saturday 2nd May Monroe welcomes this charming, Victorian, chain-free cottage situated in the idyllic suburb of Adel. With modern renovations throughout and generously sized rooms, New Adel Lane offers both contemporary living with a blend of period character.

MONROE

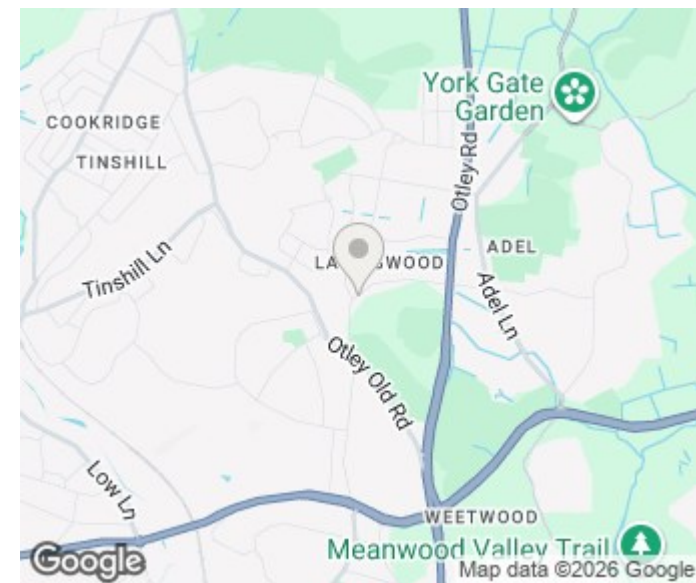
SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 988 sq. ft / 91.78 sq. m

Illustration for identification purposes only, measurements are approximate, 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 | 58 | |
| (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

Alwoodley Sales
 716 King Lane Alwoodley
 Leeds
 West Yorkshire
 LS17 7BA

0113 870 4443
 hello@monroestateagents.com
 www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES