



11 ROSEBANK CLOSE

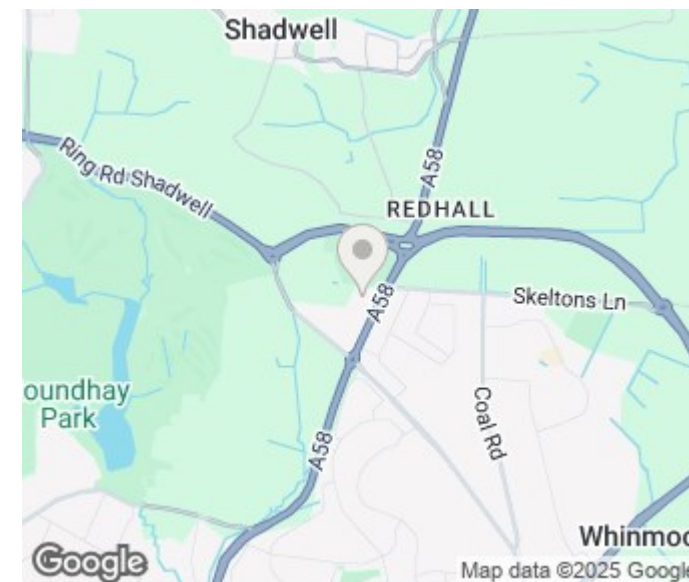
LEEDS, LS17 8FS

£750,000
FREEHOLD

Looking for the perfect family home in LS17? This immaculately presented, five-bedroom detached home occupies an enviable corner plot and boasts a gorgeous South-West facing garden!

MONROE

SELLERS OF THE FINEST HOMES



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	

Main House Gross internal floor area (approx.): 229.9 sq m (2,475 sq ft)
 Garage Gross internal floor area (approx.): 28.4 sq m (306 sq ft)
 Combined Gross internal floor area (approx.): 258.4 sq m (2,781 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

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@monroeestateagents.com
 www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES