



## 7 THE FAIRWAY

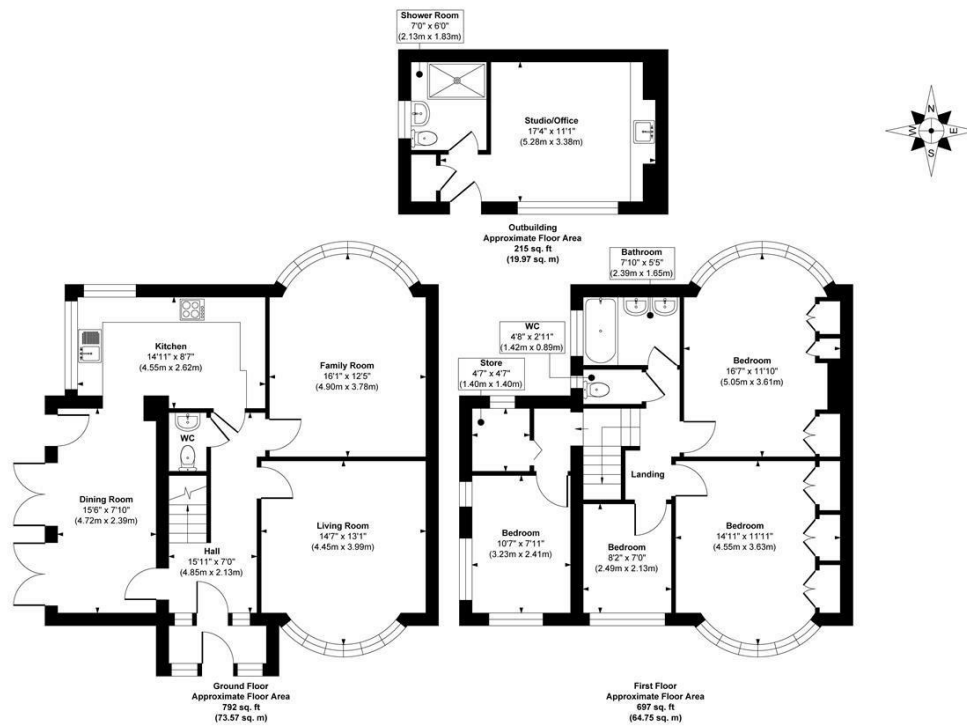
LEEDS, LS17 7QL

£650,000  
FREEHOLD

Welcome to 7 The Fairway, an exceptional four-bedroom semi-detached home set on a desirable corner plot in one of North Leeds' most prestigious postcodes. Alwoodley is renowned for its outstanding quality of life, with an abundance of amenities and attractions available to its residents.

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Approx. Gross Internal Floor Area 1704 sq. ft / 158.29 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                                   |                            |           |
| (55-68) D                                   | 64                         | 77        |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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

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