



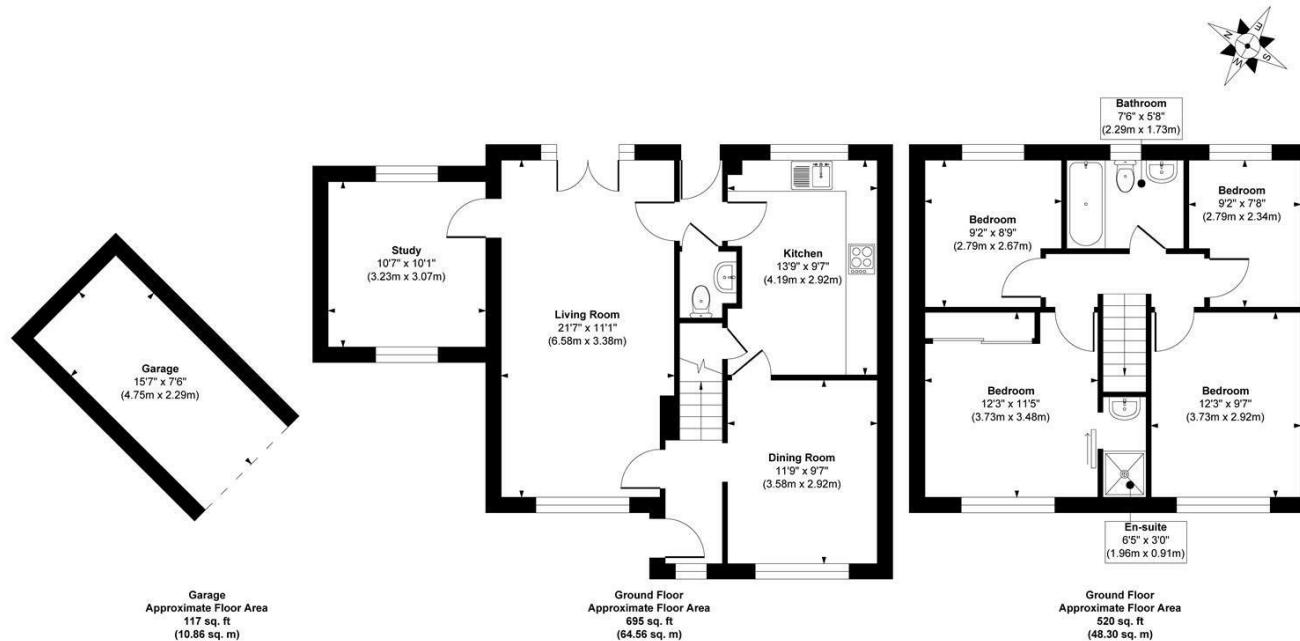
32 PLANE TREE AVENUE  
LEEDS, LS17 8UB

£525,000  
FREEHOLD

Monroe is delighted to present this beautifully appointed four-bedroom, two-bathroom family home, ideally situated in the highly sought-after area of Alwoodley.

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Garage  
Approximate Floor Area  
117 sq. ft  
(10.86 sq. m)

Ground Floor  
Approximate Floor Area  
695 sq. ft  
(64.56 sq. m)

Ground Floor  
Approximate Floor Area  
520 sq. ft  
(48.30 sq. m)

**Approx. Gross Internal Floor Area 1332 sq. ft / 123.72 sq. m (Including Garage)**

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	71	76
(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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