



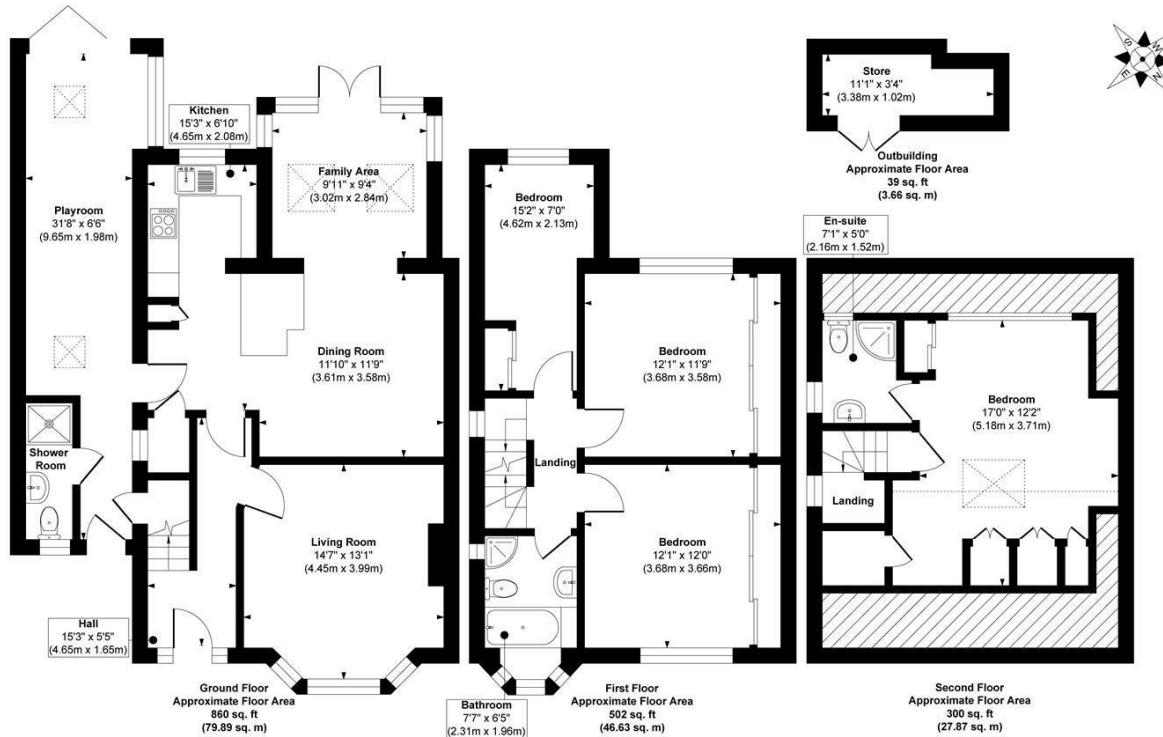
23 WEST PARK DRIVE EAST LEEDS, LS8 2EE

£650,000
FREEHOLD

This beautiful 1920s four-bedroom semi offers over 1,650 sqft of stylish, contemporary living with an open-plan kitchen and stunning orangery. Featuring three ensuite bedrooms, a cosy formal lounge, and a landscaped south-facing garden with new decking and pergola. Chain free with driveway parking for three cars and a dedicated home office space.

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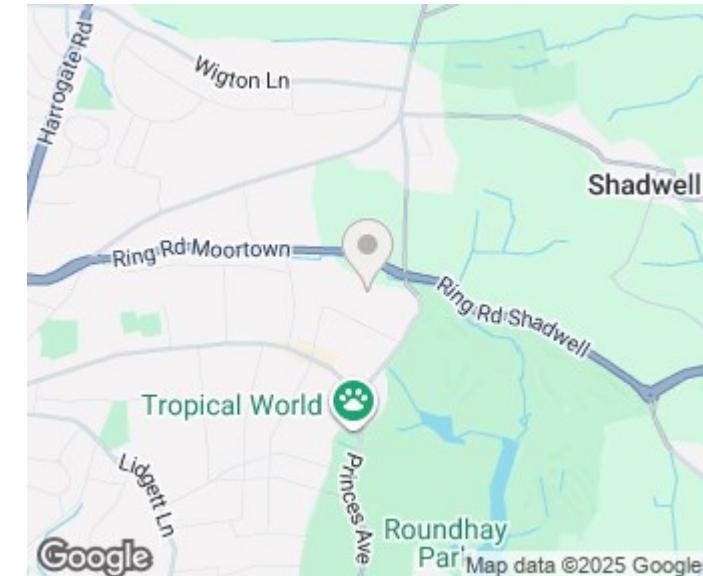
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Approx. Gross Internal Floor Area 1701 sq. ft / 158.05 sq. m (Including Outbuilding)

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		
(39-54)	E	70	79
(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@monroeestateagents.com
www.monroeestateagents.com

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