



14 WOODLEA PARK

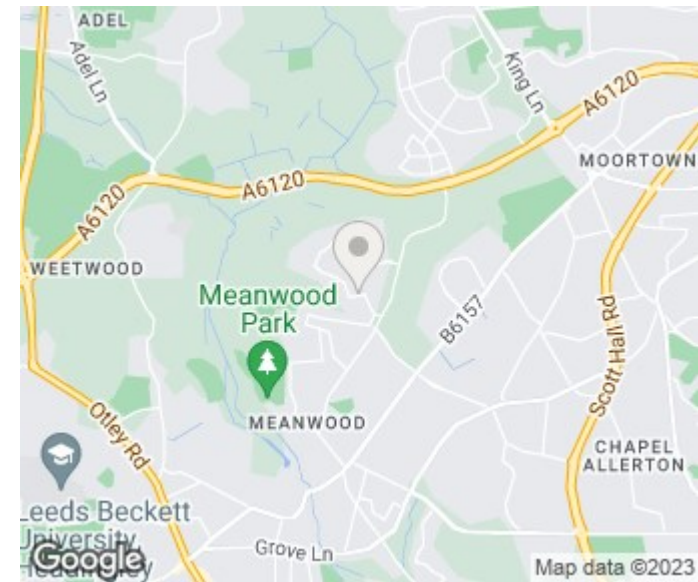
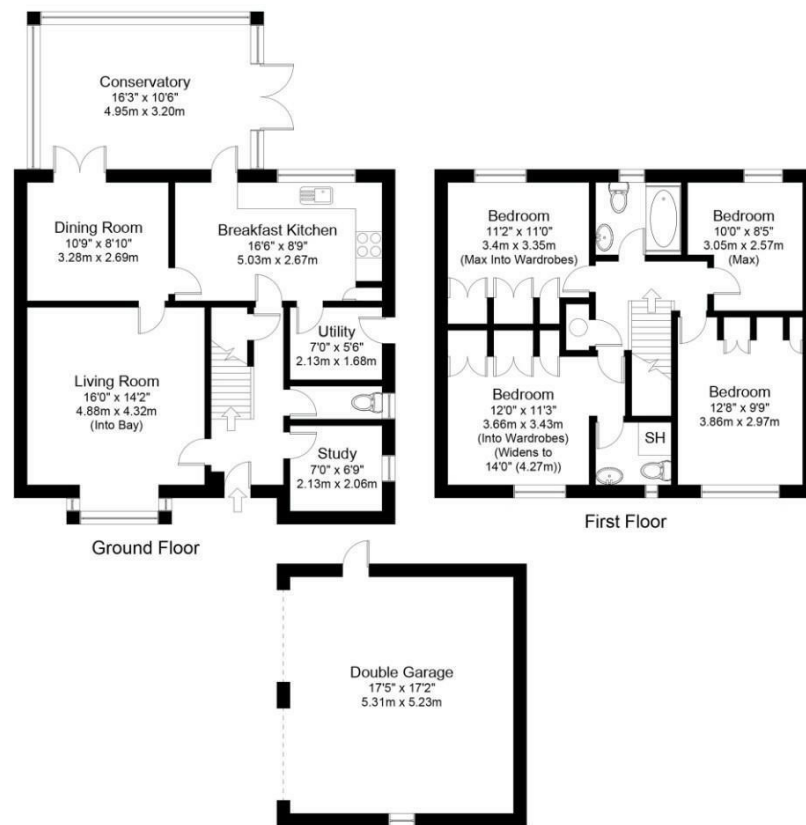
LEEDS, LS6 4SH

£600,000
FREEHOLD

Monroe are pleased to offer this fantastic 4 bedroom, detached property of around 1,800 Sqft which is situated in the sought after location of Meanwood, with local amenities, highly regarded schools and transport links right on your doorstep, this property is one not to miss!

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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gross internal floor area of main house (approx.): 138.8 sq m (1,494 sq ft)
 Gross internal floor area of garage (approx.): 27.8 sq m (299 sq ft)
 Combined gross internal floor area of main house & garage (approx.): 166.6 sq m (1,793 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

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