



1 CHELWOOD DRIVE

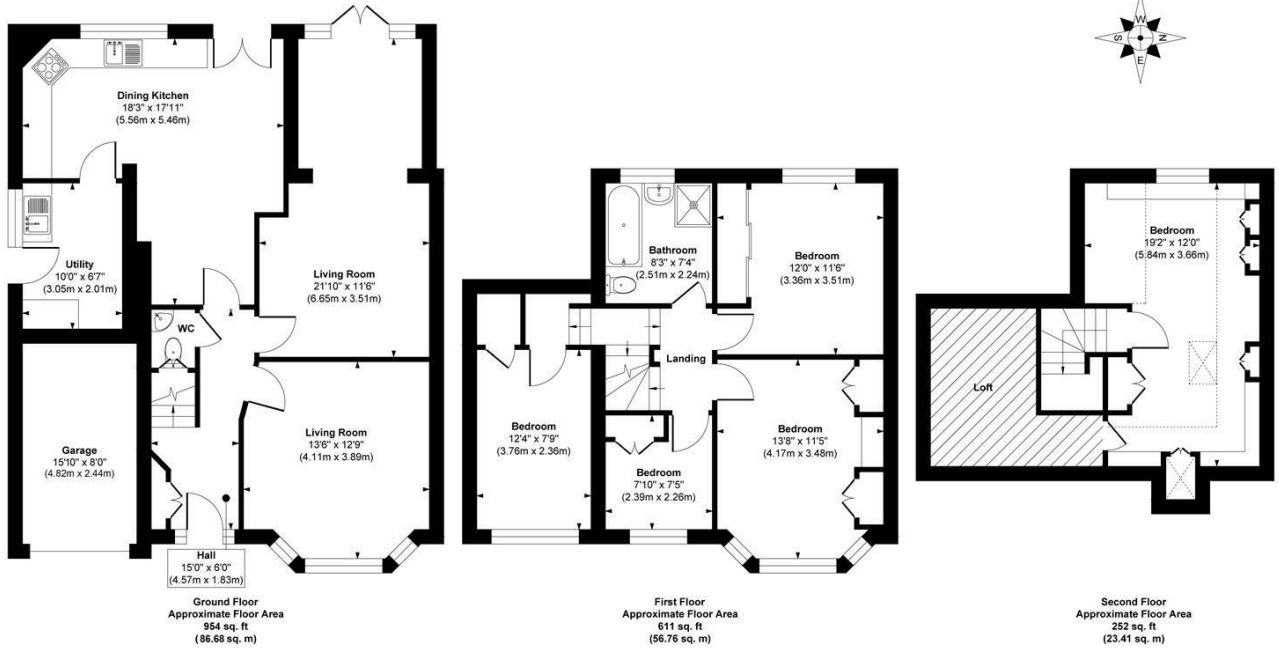
LEEDS, LS8 2AT

£625,000
FREEHOLD

This charming 1930s detached home has been loved by the same family for 26 years and offers space, character, and a warm, welcoming feel throughout. With five bedrooms, multiple reception rooms, and a west-facing garden, it's ideal for growing families. Located near top local schools, it's a rare opportunity in a friendly, well-established neighbourhood.

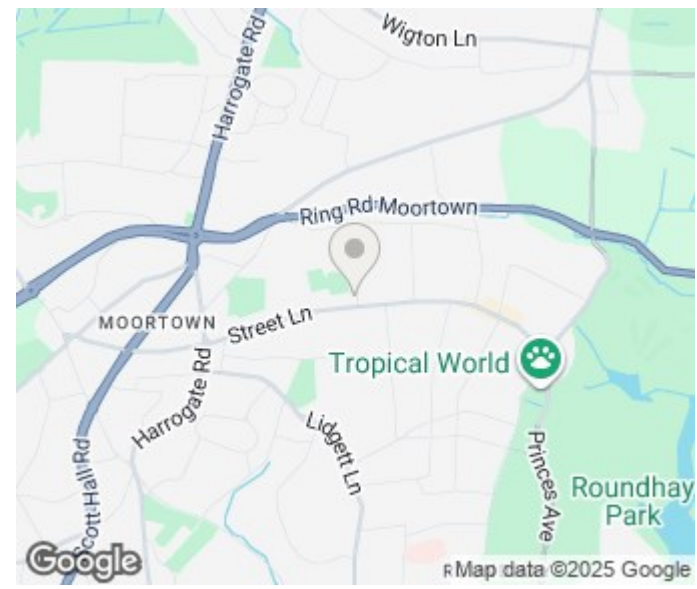
MONROE

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Approx. Gross Internal Floor Area 1817 sq. ft / 168.85 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			
(55-68) D			
(39-54) E		58	65
(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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