



44 MANSION GATE DRIVE

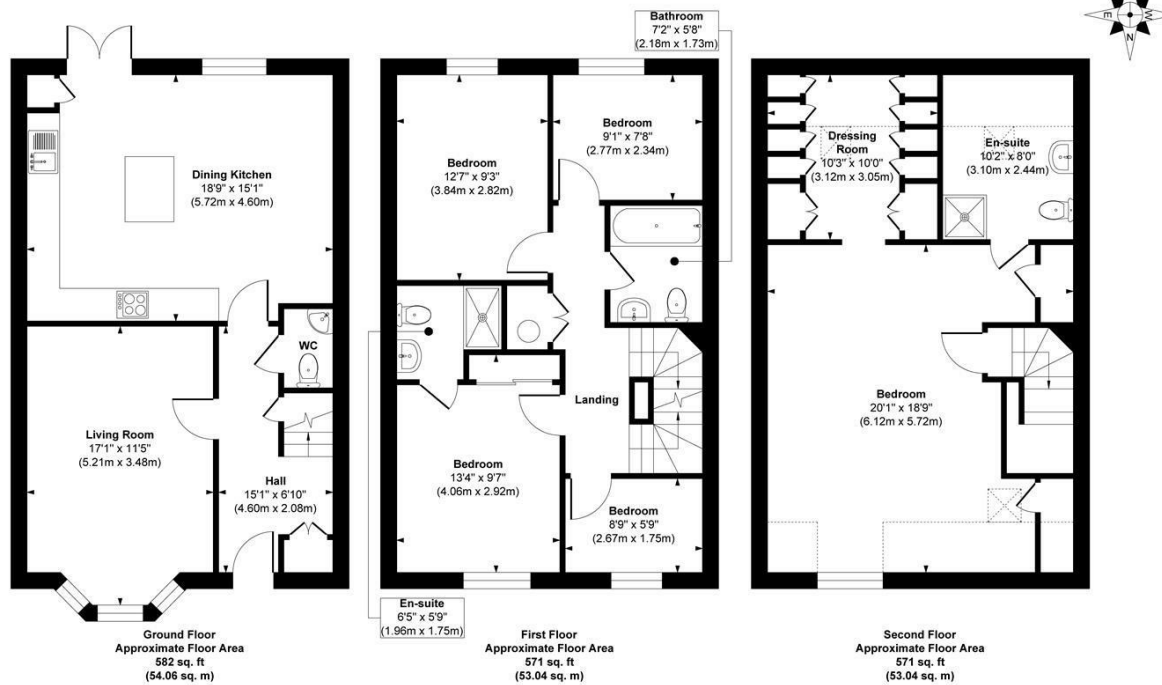
LEEDS, LS7 4SY

£575,000
FREEHOLD

Monroe is excited to present 44 Mansion Gate, a truly exceptional 1,725 sqft, 5-bedroom townhouse, nestled in the highly desirable area of Chapel Allerton. Perfectly situated close to outstanding schools and an array of local amenities, this home offers both luxury and convenience.

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Approx. Gross Internal Floor Area 1724 sq. ft / 160.14 sq. m

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		95
(81-91) B	87	
(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	

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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