



18 BENTCLIFFE GARDENS

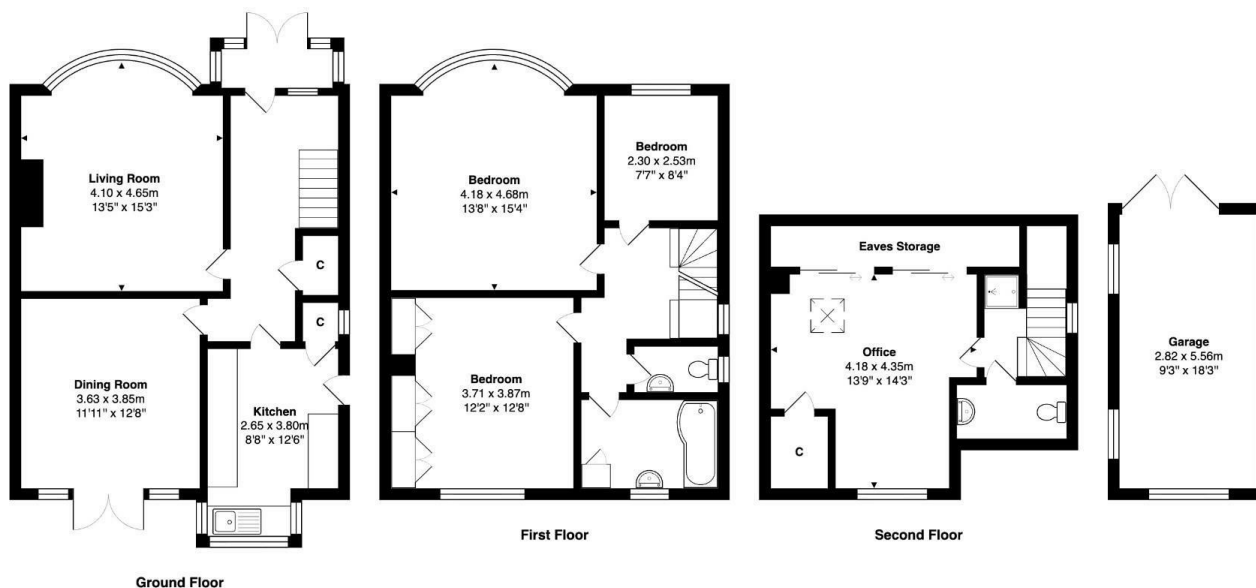
LEEDS, LS17 6QS

£415,000
FREEHOLD

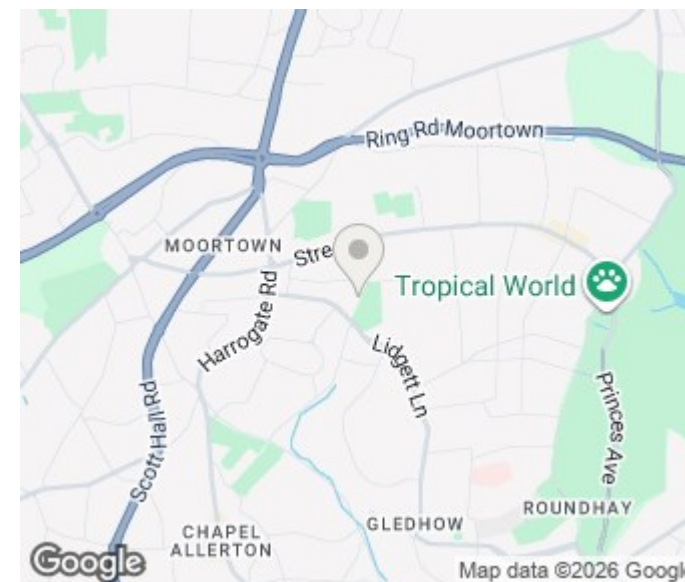
Monroe is delighted to present this attractive and versatile property. It offers well-proportioned accommodation arranged over three floors, providing approximately 1,604 sq ft of living space. The property offers a fantastic balance of reception space, bedrooms and flexible accommodation, making it well suited to modern family living.

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Total Area: 149.0 m² ... 1604 ft² (excluding eaves storage, c)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	75	
(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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