



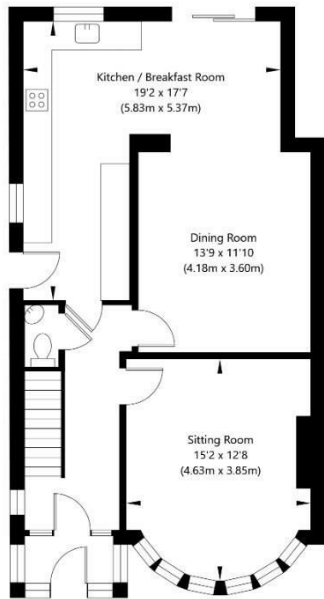
17 BIDEFORD AVENUE  
LEEDS, LS8 2AE

£499,500  
FREEHOLD

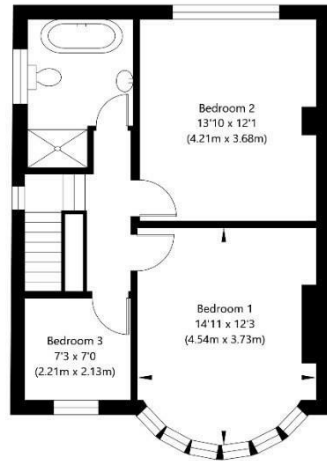
Monroe is thrilled to present this attractive three-bedroom detached home, it offers well-balanced living space across two floors, making it an ideal choice for families, first-time buyers, or those looking to upsize. Benefiting from a detached garage and generous room proportions throughout.

MONROE

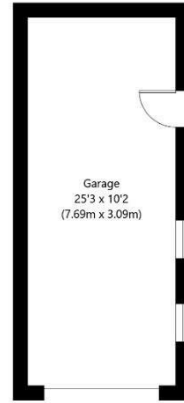
SELLERS OF THE FINEST HOMES



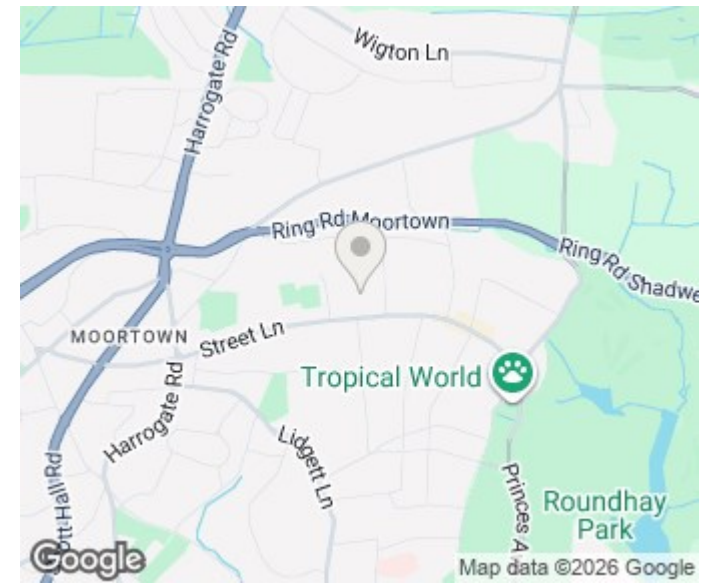
Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 715 SQ FT / 66.42 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 542 SQ FT / 50.33 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1257 SQ FT / 116.75 SQ M - (Excluding Garage)  
All Measurements are approximate and should be independently verified.  
Yorkshire Lens Photography © 2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>60</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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