



12 GRANGE VIEW GARDENS

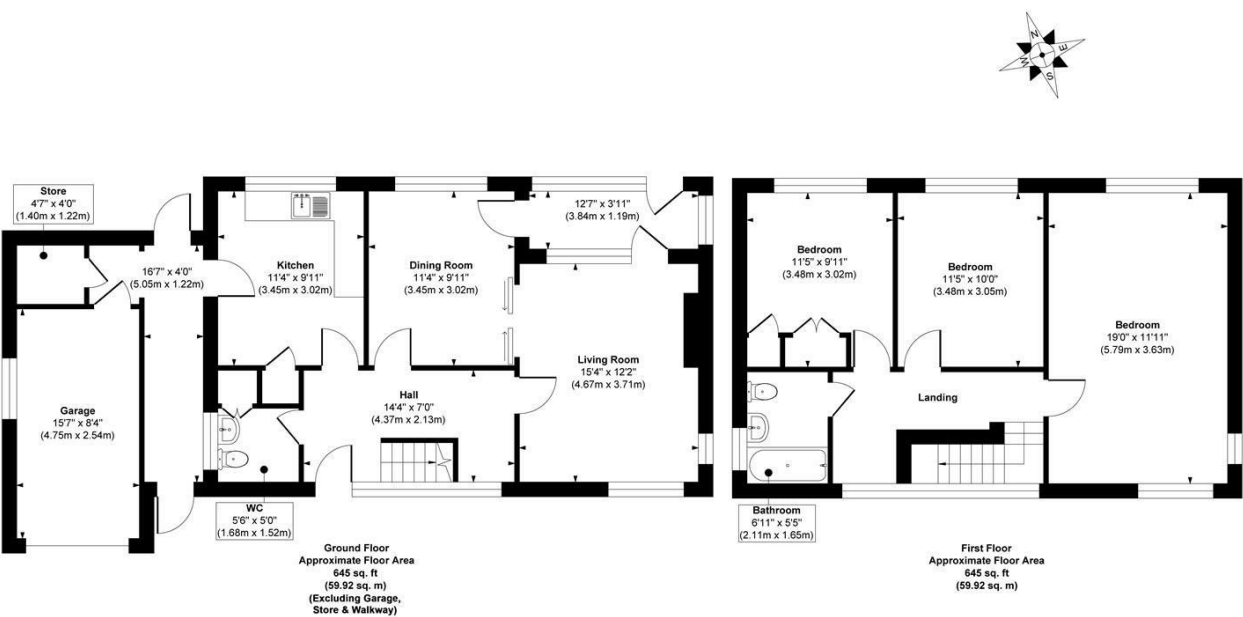
LEEDS, LS17 8NL

£425,000
FREEHOLD

Grange View Gardens: A 3-bedroom retreat in Shadwell, where modern luxury meets classic charm, featuring a private garage, chic interiors, and enchanting gardens your perfect sanctuary awaits!

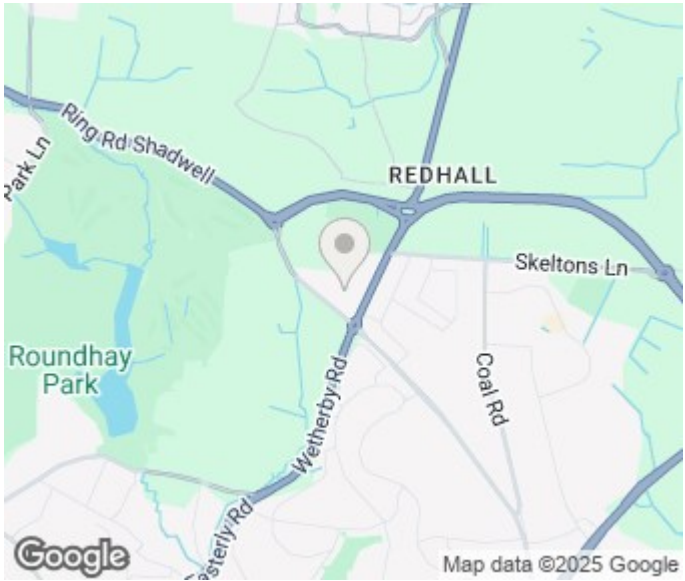
MONROE

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 1290 sq. ft / 119.84 sq. m (Excluding Garage, Store & Walkway)
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		
(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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