

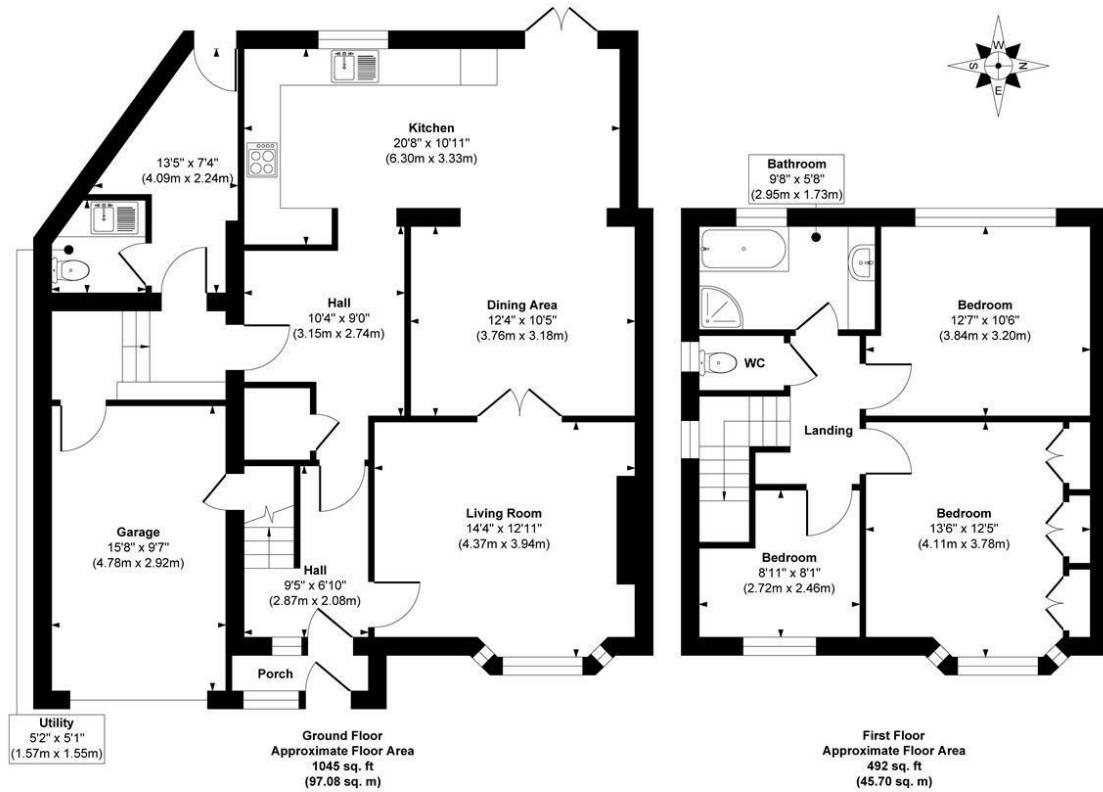


**109 The Avenue  
Leeds**

**£395,000  
FREEHOLD**

Chain free and with heaps of potential to create a modern family home this remarkable three-bedroom property is set within the prestigious North Leeds location of Alwoodley.





**Approx. Gross Internal Floor Area 1537 sq. ft / 142.78 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		
(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

## Alwoodley Sales

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West Yorkshire

MONROE

SELLERS OF THE FINEST HOMES