



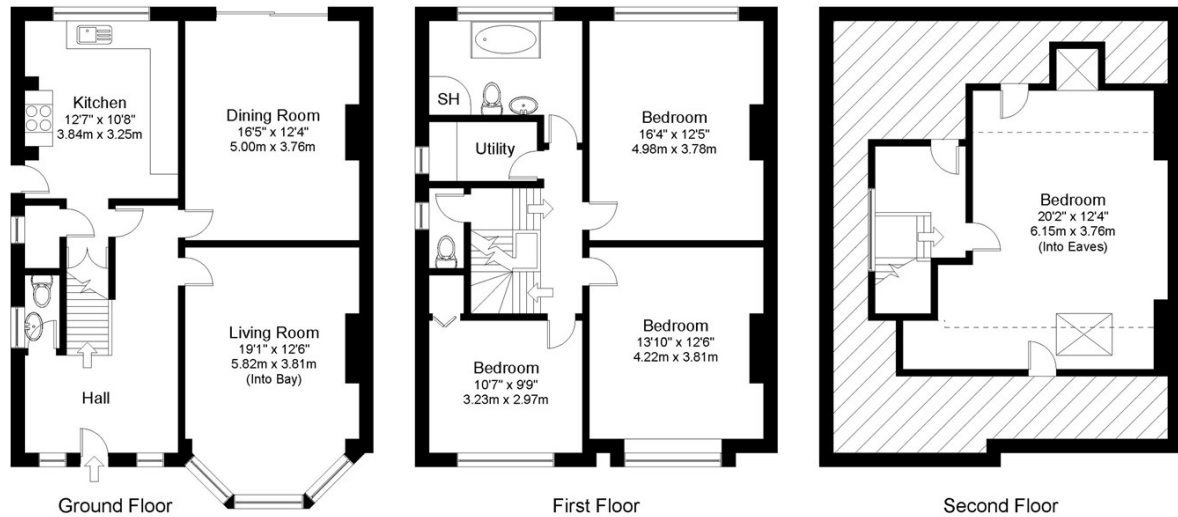
**613 STONEGATE ROAD**  
LEEDS, LS17 6EJ

**£599,995**  
FREEHOLD

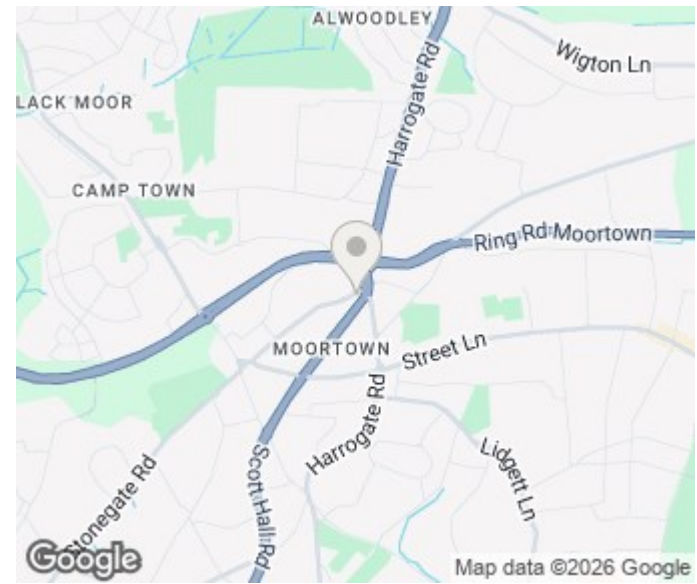
This generously proportioned four-bedroom family home offers almost 1,900 sq. ft. of versatile living space arranged over three floors, combining spacious reception rooms with well-balanced bedroom accommodation. Ideal for growing families, the property provides flexible living, generous room sizes and an excellent layout for both everyday life and entertaining.

**MONROE**

SELLERS OF THE FINEST HOMES



Gross internal floor area including eaves (approx.): 175.4 sq m (1,888 sq ft)  
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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		70	81

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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