



16 THE AVENUE
ALWOODLEY, LS17 7BE

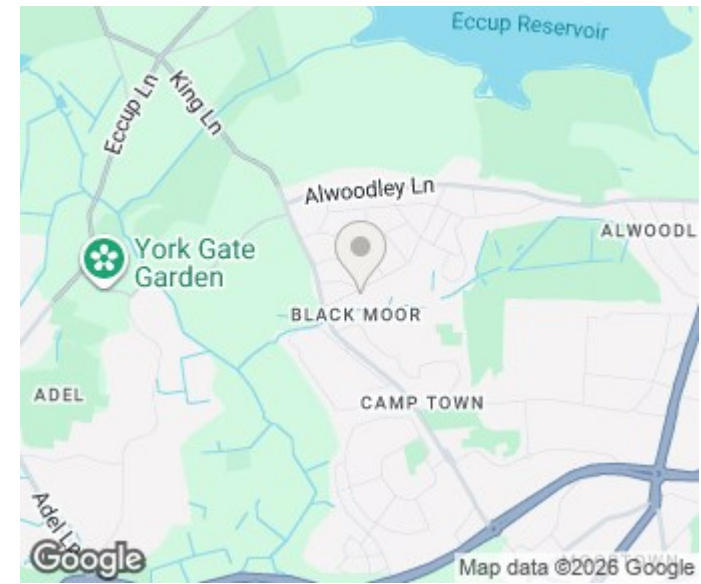
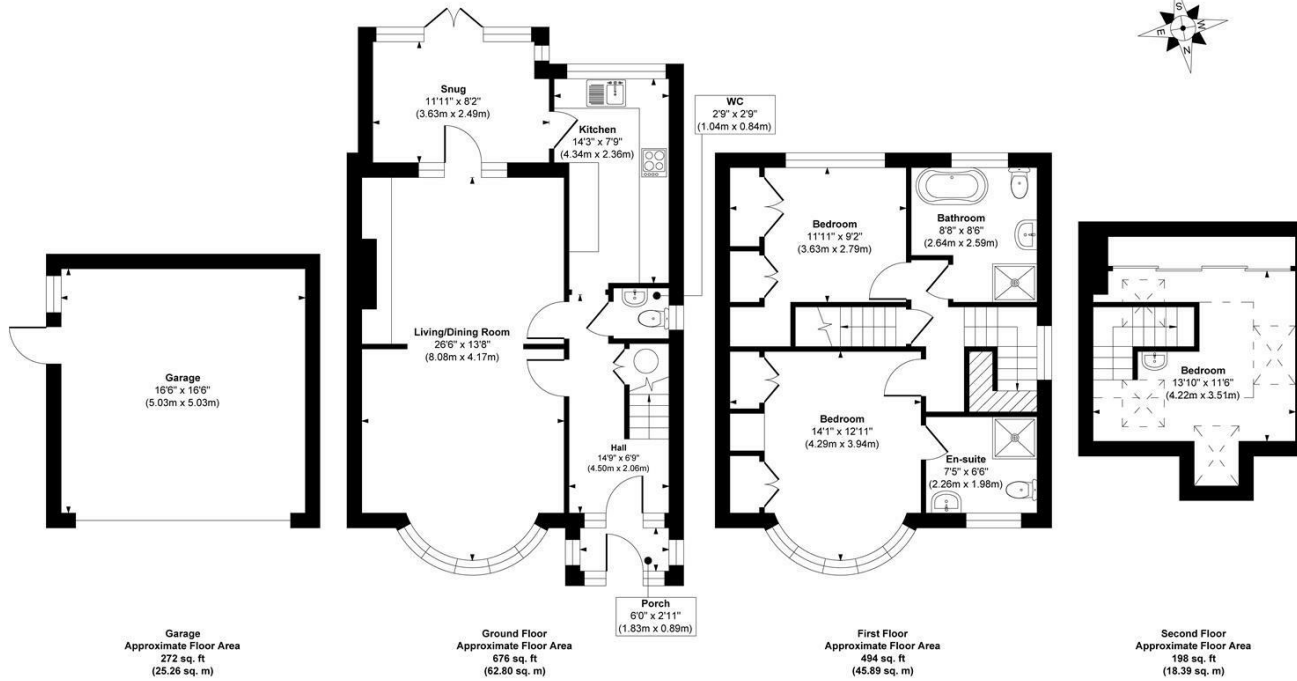
£450,000
FREEHOLD

Monroe is delighted to present this home situated in the ever-popular Alwoodley location, this substantial and beautifully proportioned three-bedroom semi-detached home offers generous living accommodation across three floors, combining characterful design with flexible modern family living.

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The Avenue, Alwoodley



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 1640 sq. ft / 152.34 sq. m (Including Garage)

Illustration for identification purposes only. measurements are approximate, not to scale.

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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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