



**128B MAIN STREET**  
LEEDS, LS17 8JB

**£425,000**  
**FREEHOLD**

\*Chain Free\* Don't miss out on this exquisite property full of character on Main Street Shadwell! Embrace the charm of this gem! This Fantastic home is directly in the catchment for Shadwell Primary.

**M O N R O E**

SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 1205 sq. ft / 111.93 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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>		
(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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