



7 CROSS GRASMERE STREET LEEDS, LS12 1PU

£1,200 PER MONTH

Beautifully presented and fully furnished two-bedroom semi-detached house, available now. The property offers spacious accommodation including a welcoming lounge, modern dining kitchen, two generous double bedrooms and a contemporary shower room. Externally, there are well-maintained front and rear gardens, off-road parking and a useful garden shed. Ideally located for access to Leeds City Centre, excellent transport links and the national motorway network, with Kirkstall Valley Retail and Leisure Park also close by. Early viewing is highly recommended.

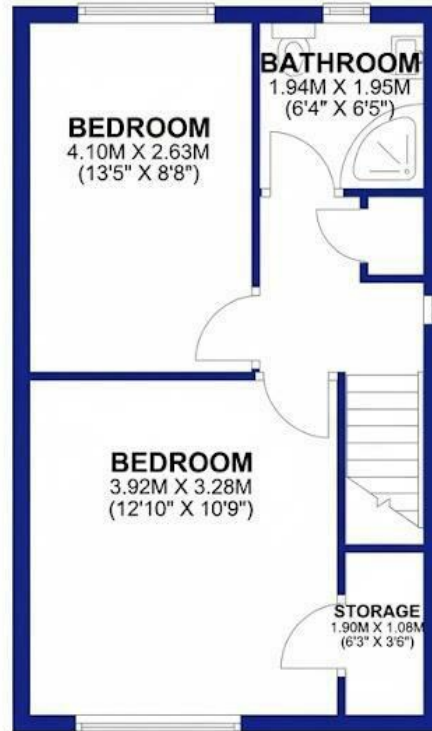
MONROE

SELLERS OF THE FINEST HOMES

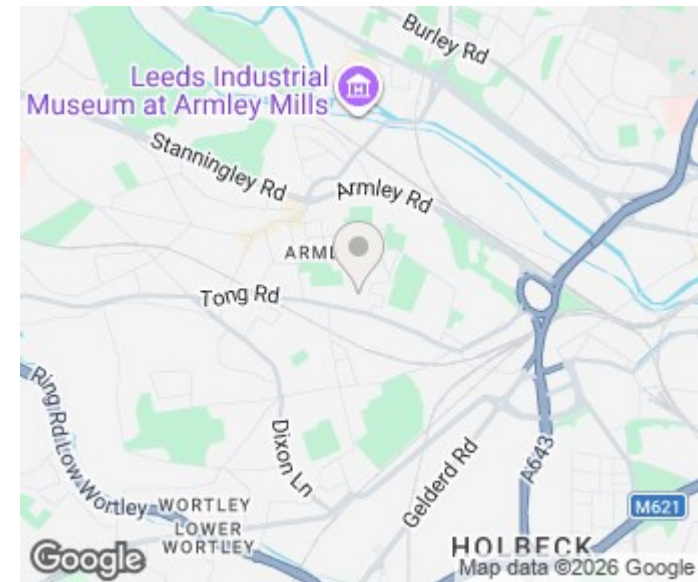
GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 74.9 SQ. METRES (805.7 SQ. FEET)



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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