



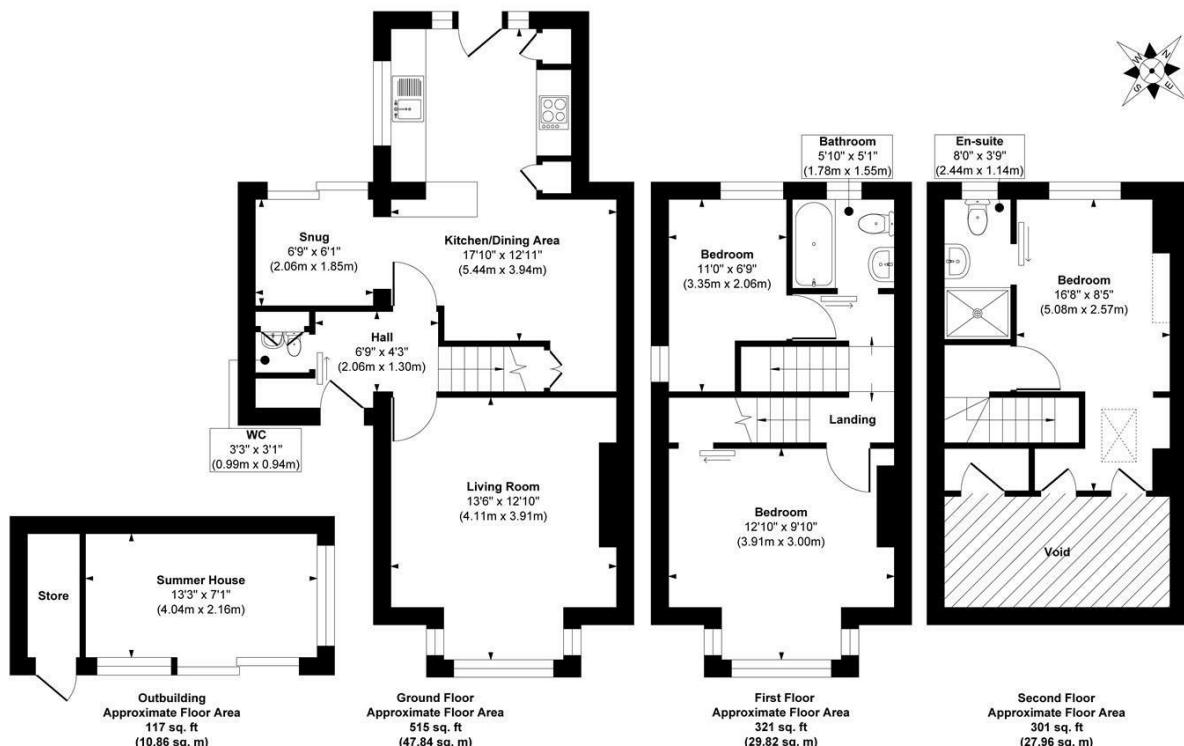
47 ROXHOLME TERRACE LEEDS, LS7 4JH

£1,550 PER MONTH

Monroe is excited to introduce Roxholme Terrace, a beautifully presented 1930s, three-bedroom, extended semi-detached home located in the heart of Chapel Allerton. Nestled within a vibrant community, this property enjoys close proximity to an array of local amenities, including independent shops, trendy cafés, and exceptional restaurants, making it an ideal place to call home.

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Approx. Gross Internal Floor Area 1254 sq. ft / 116.48 sq. m (Including Outbuilding)

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	84
(81-91)		B	71
(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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