



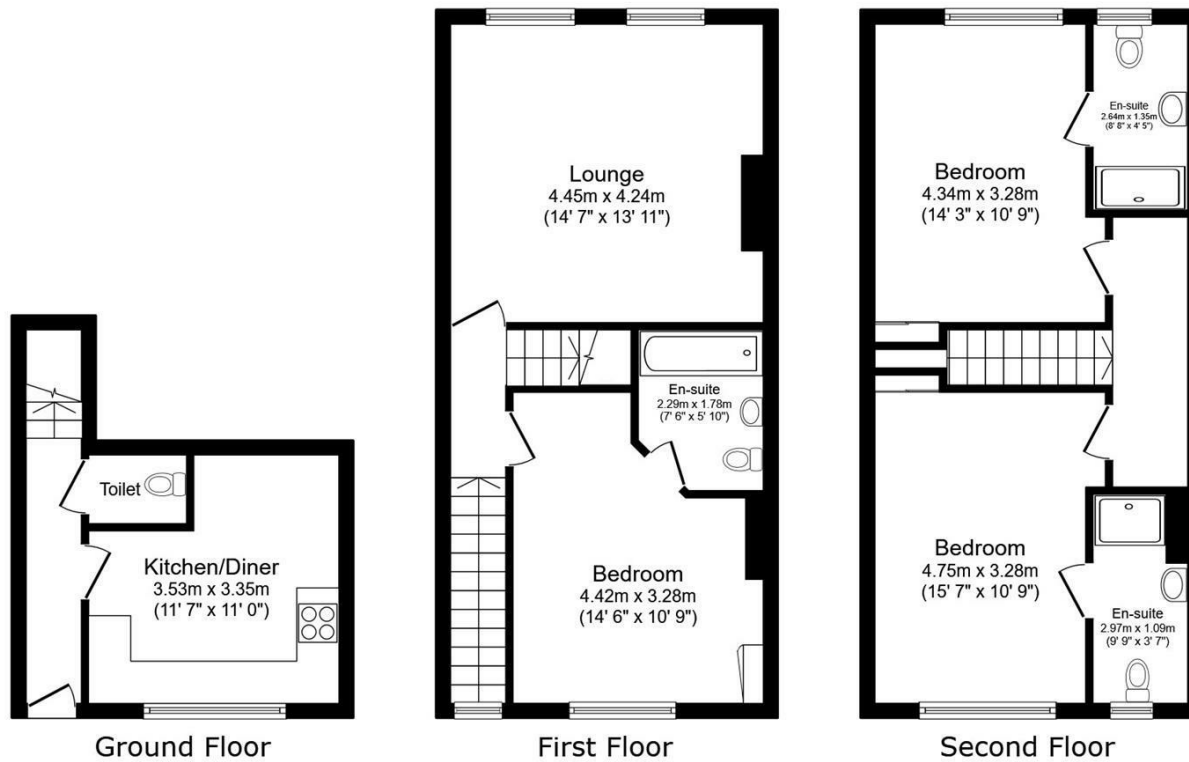
42A VICTORIA ROAD LEEDS, LS20 8DG

£1,700 PER MONTH

Monroe Lettings is pleased to present this beautifully refurbished three-bedroom townhouse, ideally situated in the popular area of Guiseley. Arranged over three floors, this impressive home combines contemporary style with spacious and versatile accommodation, featuring three en-suite bedrooms, a superb open-plan kitchen diner, a private enclosed rear garden and off-street parking for two cars. Finished to a high standard throughout, the property is vacant and ready to let, offering the perfect opportunity to move straight in and enjoy modern living.

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Total floor area: 102.9 sq.m. (1,107 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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