



## 14 LAWSWOOD CRESCENT

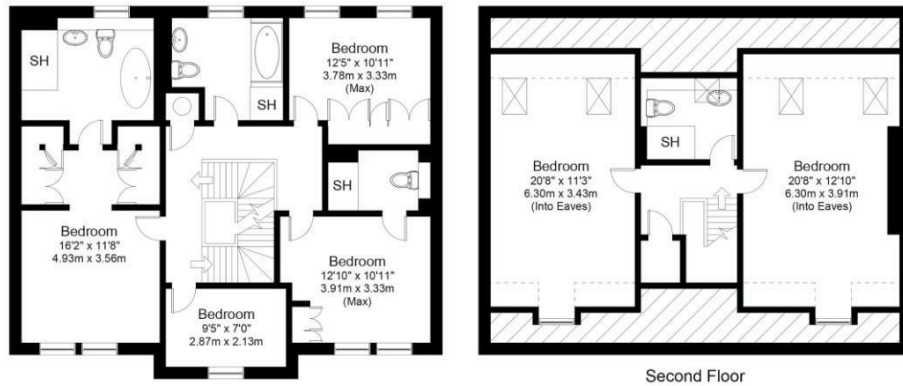
LEEDS, LS16 8GB

£870,000  
FREEHOLD

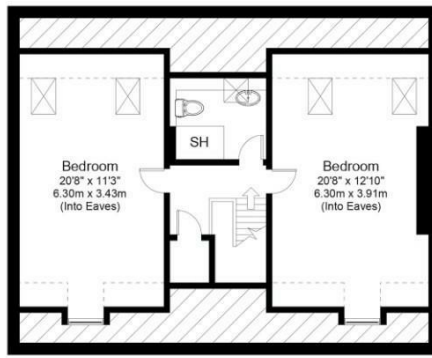
\*\*\*NO ONWARD CHAIN\*\*\* Rarely does such a fantastic opportunity present its self in Adel at this price. With 6 bedrooms, OVER 2,500 Sqft and a detached double garage, please call 01138704443 NOW to avoid missing out.

MONROE

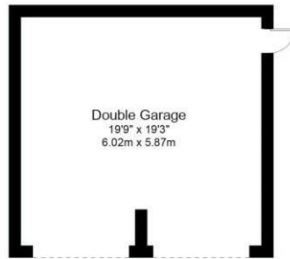
SELLERS OF THE FINEST HOMES



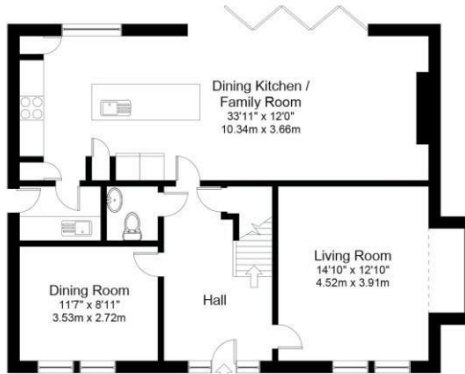
First Floor



Second Floor



Double Garage  
19'9" x 19'3"  
6.02m x 5.87m



Ground Floor

Main House Gross internal floor area including eaves (approx.): 237.9 sq m (2,561 sq ft)

Garage Gross internal floor area (approx.): 35.3 sq m (380 sq ft)

Combined Gross internal floor area (approx.): 273.2 sq m (2,941 sq ft)

For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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