



## WHARFEDALE GARDENS WEETON LANE

LEEDS, LS17 9LP


£1,195,000  
FREEHOLD

BRAND NEW and exclusive to Monroe, this is a 6 Bedroom detached family home which offers circa 2,800 Sqft and sits within a plot of approximately half an acre and benefits from outstanding green belt views. Finished to the highest of standards by well known developer Park Lane Homes, specification includes a bespoke kitchen by Studio Nest, fully tiled bathrooms and Bi folding doors from the open plan kitchen/living/dining room.

MONROE

SELLERS OF THE FINEST HOMES



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		87	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<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

Alwoodley Office Sales  
 1-3 The Avenue  
 Alwoodley  
 Leeds  
 West Yorkshire  
 LS17 7BD

0113 870 4443  
 hello@monroeestateagents.com  
 www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES