



213 LASCELLES HALL ROAD  
HUDDERSFIELD, HD5 0BQ

£1,400,000  
FREEHOLD

\*\*CHAIN FREE - HIGH SPECIFICATION\*\* Are you seeking an exceptional family home, meticulously finished to the highest standards? Explore Kirkvale!

MONROE

SELLERS OF THE FINEST HOMES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		51	
(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

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

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

MONROE

SELLERS OF THE FINEST HOMES