



86 MAIN STREET  
LEEDS, LS17 8HQ

£310,000  
FREEHOLD

Monroe is excited to offer this amazing bungalow on Main Street Shadwell

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Main House Gross internal floor area (approx.): 82.1 sq m (884 sq ft)  
 Garage Gross internal floor area (approx.): 14.2 sq m (153 sq ft)  
 Combined Gross internal floor area (approx.): 96.3 sq m (1,037 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			
(81-91) B			85
(69-80) C		67	
(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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