



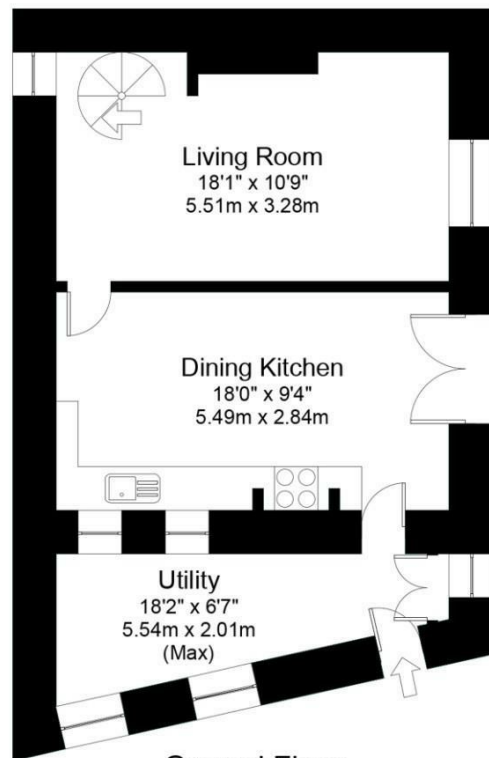
126 MAIN STREET  
LEEDS, LS17 8JB

£340,000  
FREEHOLD

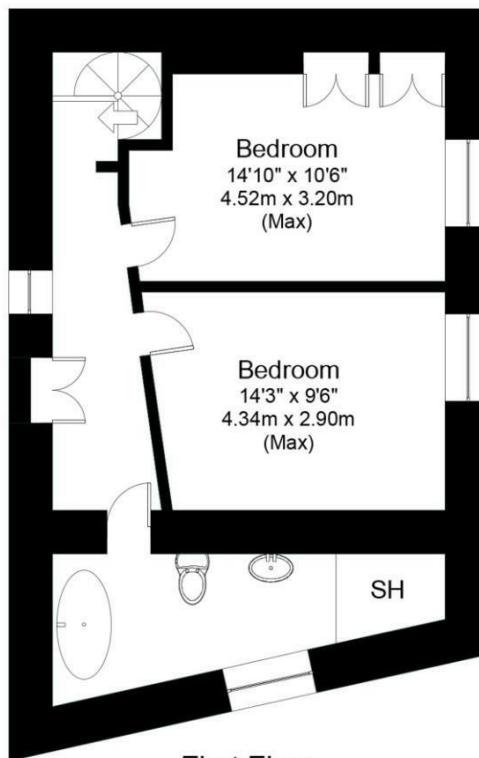
This incredible character property in the fantastic Shadwell Village is an absolute gem that you cannot afford to miss out on.

MONROE

SELLERS OF THE FINEST HOMES



Ground Floor



First Floor

Gross internal floor area (approx.): 92.5 sq m (995 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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