

WETHERBY ROAD

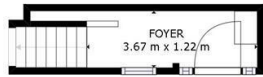
LEEDS, LS14 3HJ

£335,000
LEASEHOLD

CHECK OUT THIS CHAIN FREE THREE BEDROOM TRIPLEX APARTMENT set in an 18th Century converted country house and MUST BE VIEWED to appreciate the space properly. This property comes with a large garage and side garden. Now for sale on a long leasehold with a share of the Freehold.

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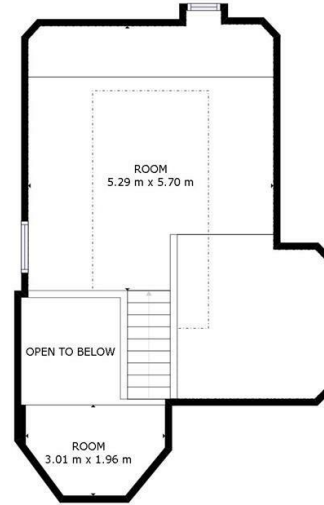
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FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 6 m², FLOOR 2: 94 m²
 FLOOR 3: 20 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 28 m²
 TOTAL: 120 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 60 | |
| (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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