



7 SANDMOOR DRIVE

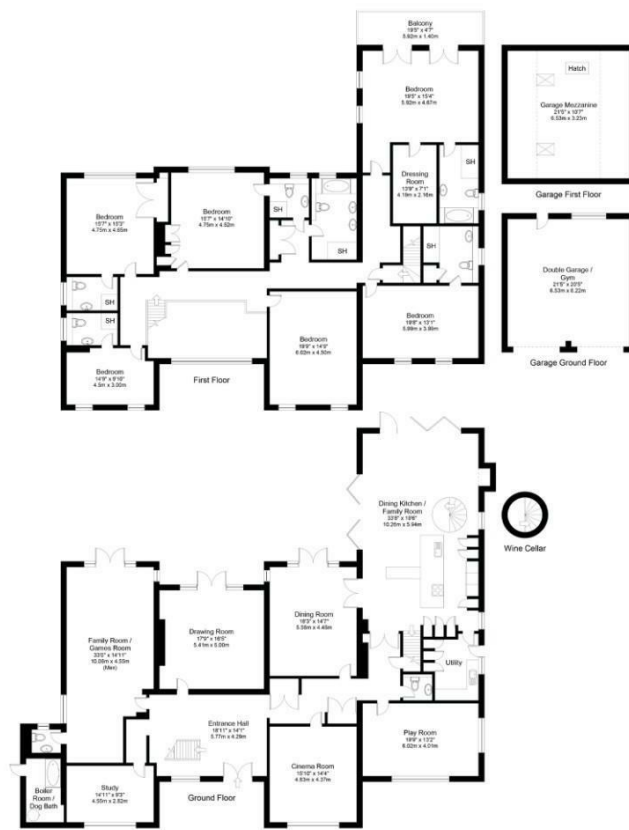
LEEDS, LS17 7DF

£3,000,000
FREEHOLD

Without a doubt, 7 Sandmoor Drive is an exceptional property that stands out from the crowd. Its vast living space and immaculate gardens make it a true treasure that must be discovered.

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Main House Gross internal floor area including cellar, excluding balcony (approx.): 577.9 sq m (6,221 sq ft)
 Garage Gross internal floor area including mezzanine & eaves (approx.): 85.8 sq m (924 sq ft)
 Combined Gross internal floor area (approx.): 663.8 sq m (7,145 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	86
(69-80) C		
(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

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

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

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