



## 47 THE FAIRWAY

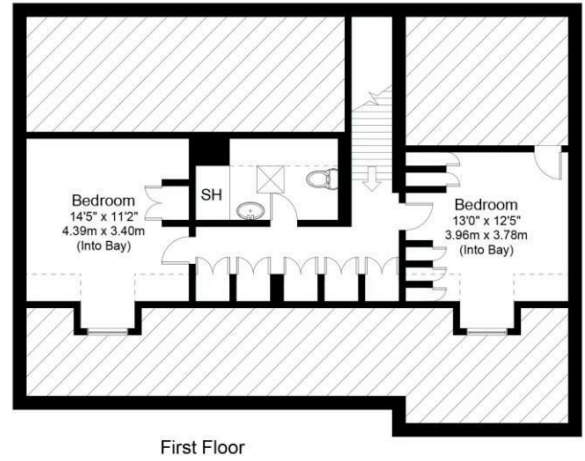
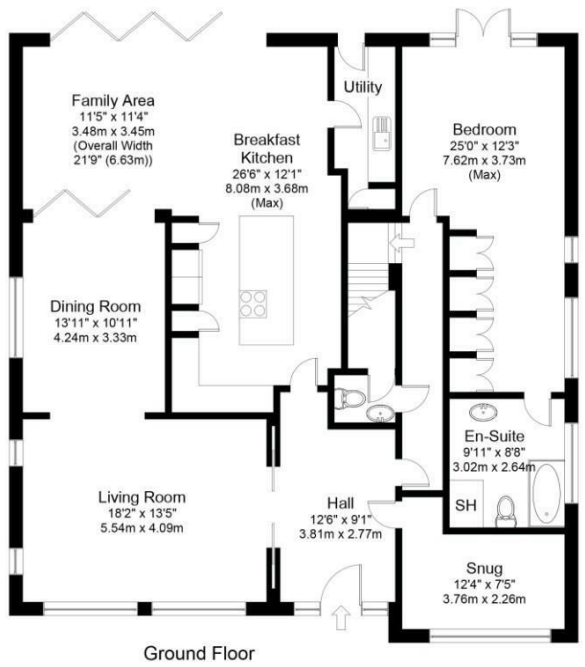
LEEDS, LS17 7PE

£850,000  
FREEHOLD

Monroe proudly introduces this stunning detached home, located on the highly sought-after Fairway. This property boasts an abundance of natural light which illuminates the interior, creating a vibrant and welcoming atmosphere that is sure to impress.

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Gross internal floor area including eaves (approx.): 199.5 sq m (2,147 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                                   |  |                         |           |
| (69-80) C                                   |  |                         | 71        |
| (55-68) D                                   |  | 50                      |           |
| (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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