



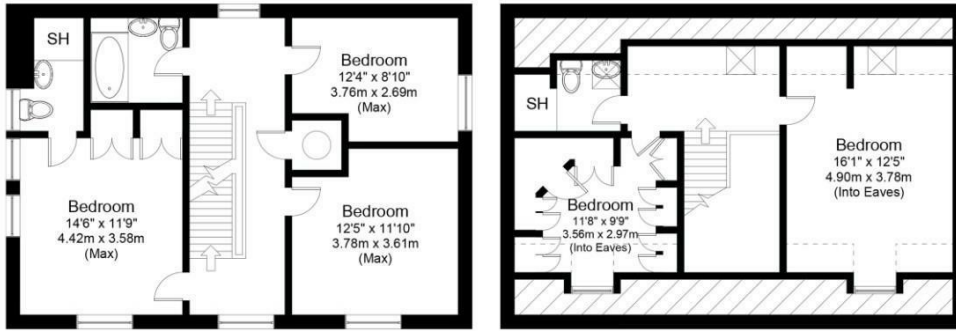
19 WOODSLEY VIEW
LEEDS, LS16 8FQ

£700,000
FREEHOLD

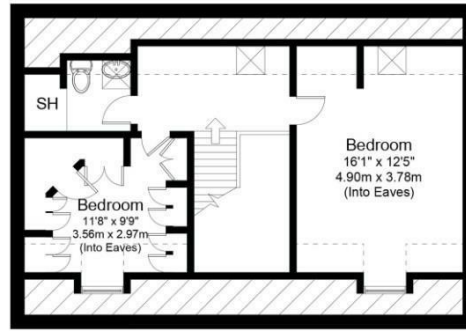
Seeking a stunning 5-bedroom home situated on a fantastic plot in Adel? Look no further!

M O N R O E

SELLERS OF THE FINEST HOMES



First Floor



Second Floor



Double Garage
18'10" x 17'10"
5.74m x 5.44m



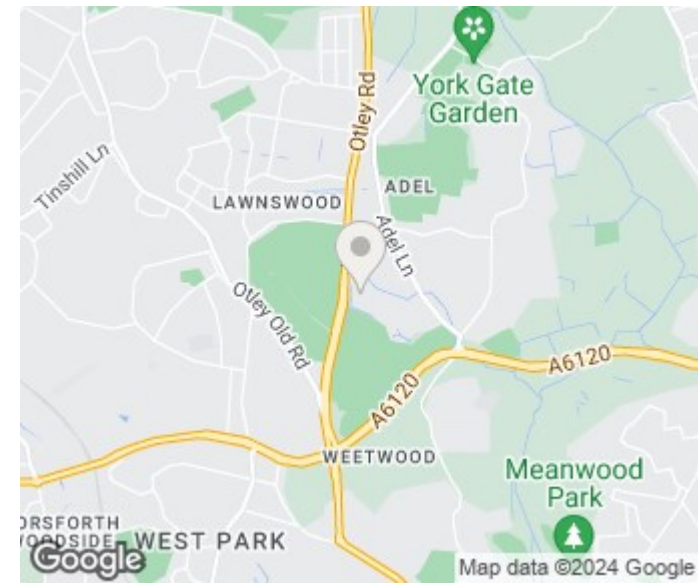
Ground Floor

Main House Gross internal floor area including eaves (approx.): 171.4 sq m (1,845 sq ft)

Garage Gross internal floor area (approx.): 31.8 sq m (342 sq ft)

Combined Gross internal floor area (approx.): 203.2 sq m (2,187 sq ft)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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

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