



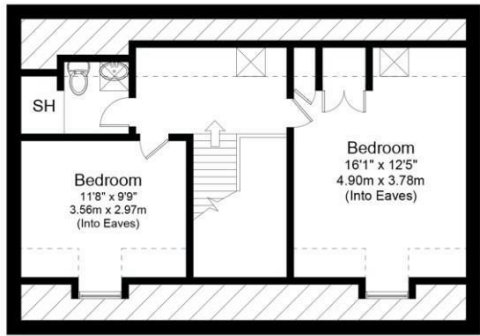
3 BODINGTON AVENUE
LEEDS, LS16 8FA

£650,000
FREEHOLD

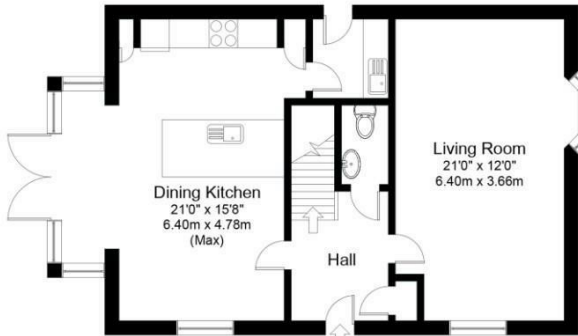
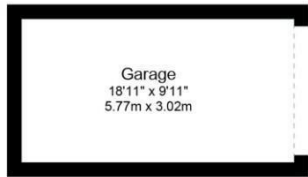
Book a viewing for this stunning five bedroom property designed for versatile living with elegant presentation in mind.

MONROE

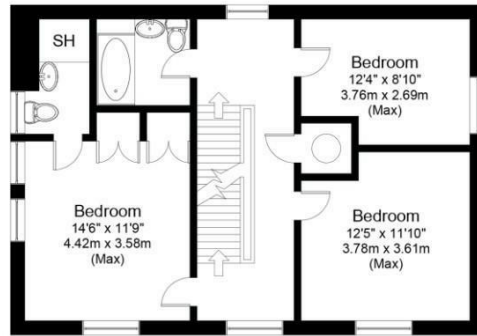
SELLERS OF THE FINEST HOMES



Second Floor



Ground Floor



First Floor

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

Garage Gross internal floor area (approx.): 17.7 sq m (190 sq ft)

Combined Gross internal floor area (approx.): 189.1 sq m (2,035 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			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

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

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

MONROE

SELLERS OF THE FINEST HOMES