



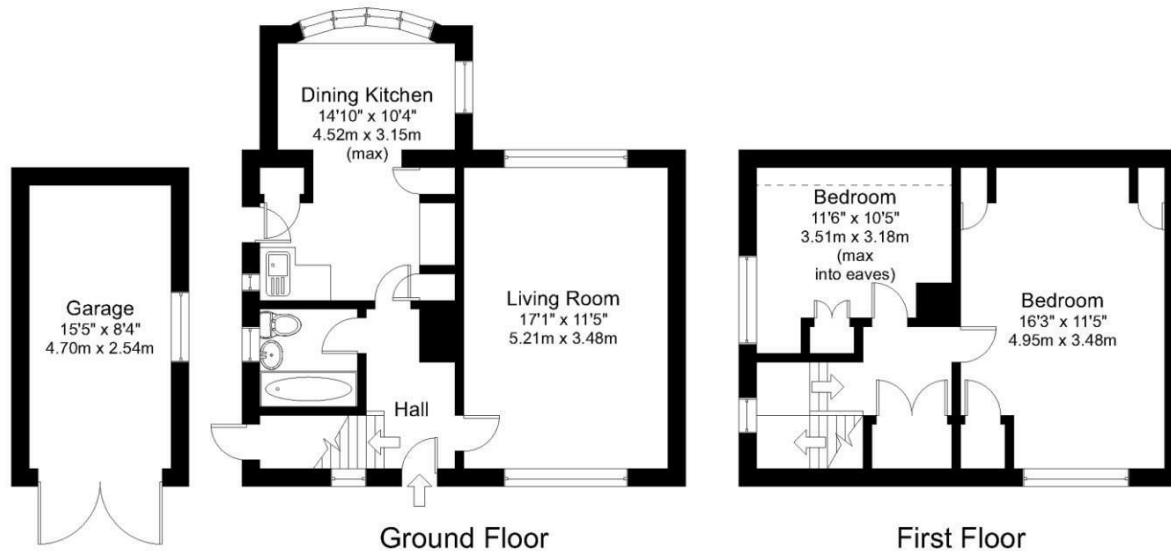
1 BEECHWOOD CLOSE
LEEDS, LS18 5RR

£399,950
FREEHOLD

You cannot afford to miss out on this incredible opportunity! This property is chain-free and located in the highly sought-after Southway Estate in Horsforth.

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Gross internal floor area (main property) including eaves (approx.): 79.1 sq m (852 sq ft)
 Gross internal floor area (garage) (approx.): 11.8 sq m (128 sq ft)
 Gross internal floor area (combined) including eaves & garage (approx.): 91 sq m (980 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
(69-80) C		
(55-68) D	53	
(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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