



6 CROFTON TERRACE

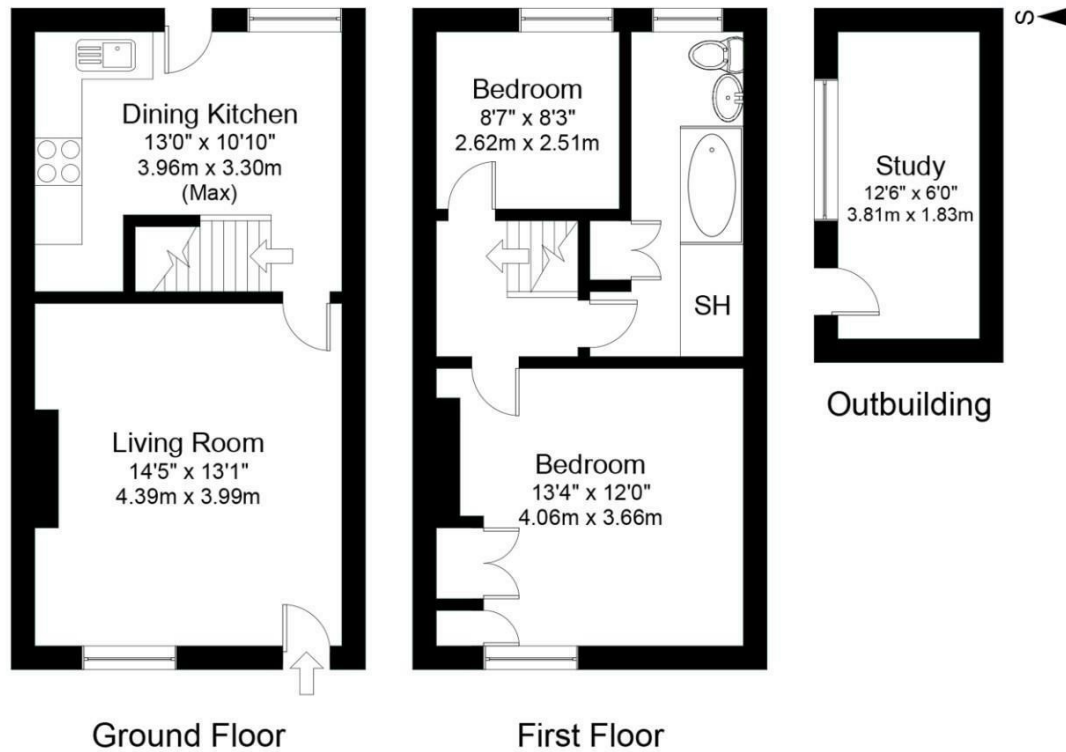
LEEDS, LS17 8LD

£319,500
FREEHOLD

Monroe proudly presents this exquisite cottage situated in the serene village of Shadwell, providing unparalleled access to breathtaking rural walks and stunning scenery.

MONROE

SELLERS OF THE FINEST HOMES



Main House Gross internal floor area (approx.): 62.8 sq m (676 sq ft)
 Outbuilding Gross internal floor area (approx.): 7.2 sq m (78 sq ft)
 Combined Gross internal floor area (approx.): 70.0 sq m (754 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 | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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