



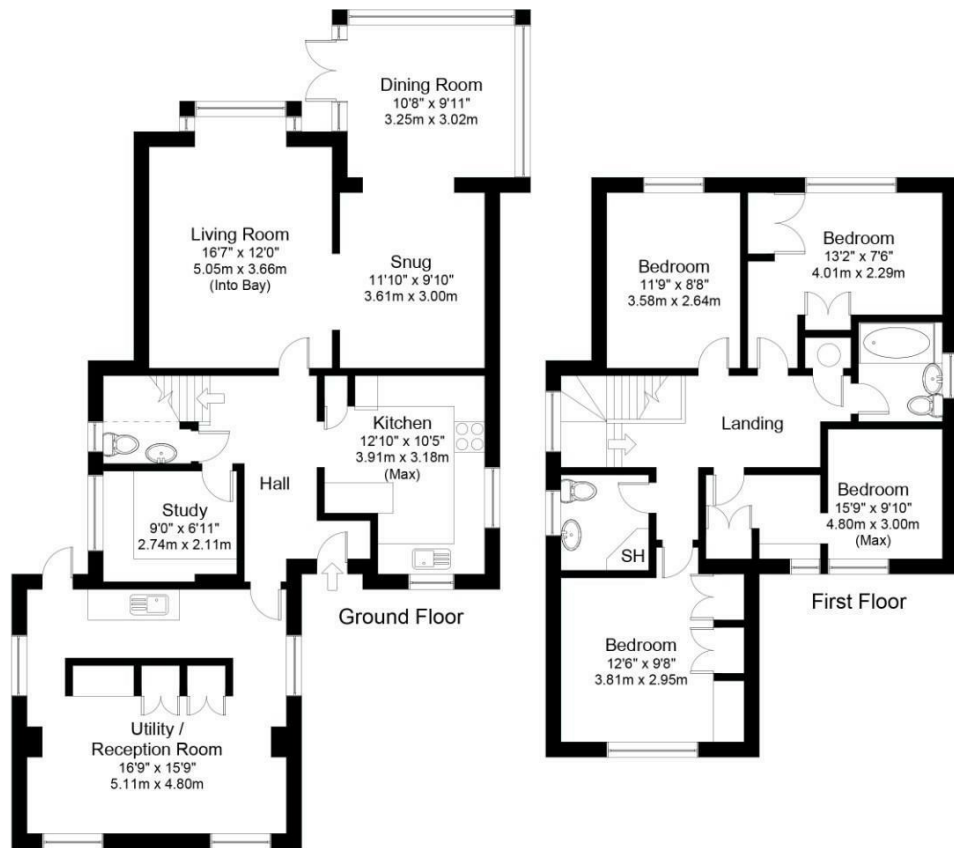
10 OAKWOOD GRANGE LANE  
LEEDS, LS8 2PF

£599,950  
FREEHOLD

**\*\*CHAIN FREE\*\*** Explore this exquisite 4-bedroom residence nestled in the heart of Roundhay, featuring four inviting reception rooms and charming south-facing gardens.

MONROE

SELLERS OF THE FINEST HOMES



Gross internal floor area (approx.): 162.1 sq m (1,745 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			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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