



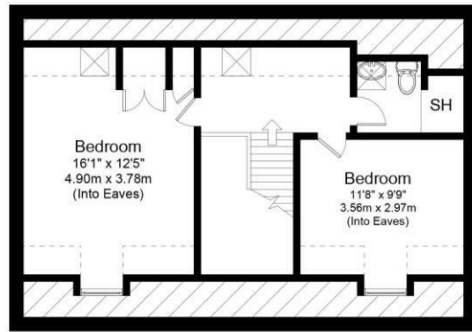
1 ROWAN AVENUE
LEEDS, LS16 8FE

£700,000
FREEHOLD

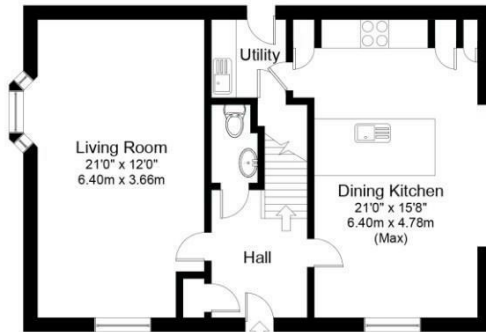
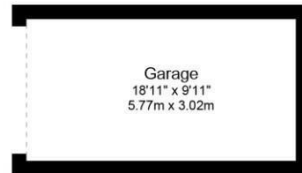
Take a look at this gorgeous and spacious family home located in the sought-after Adel area, boasting plenty of natural light.

MONROE

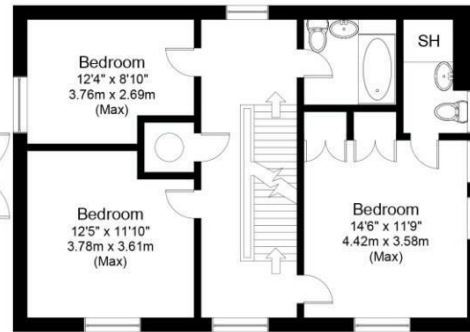
SELLERS OF THE FINEST HOMES



Second Floor



Ground Floor



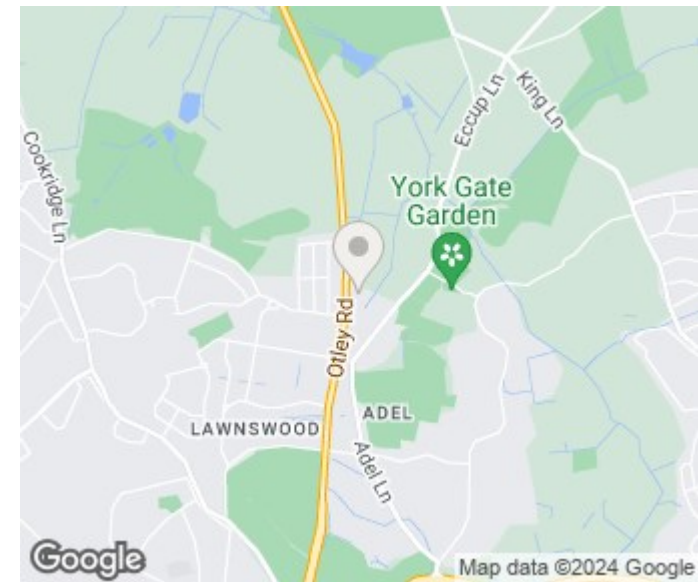
First Floor

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 | | 90 | 91 |
| (81-91) B | | | |
| (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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