

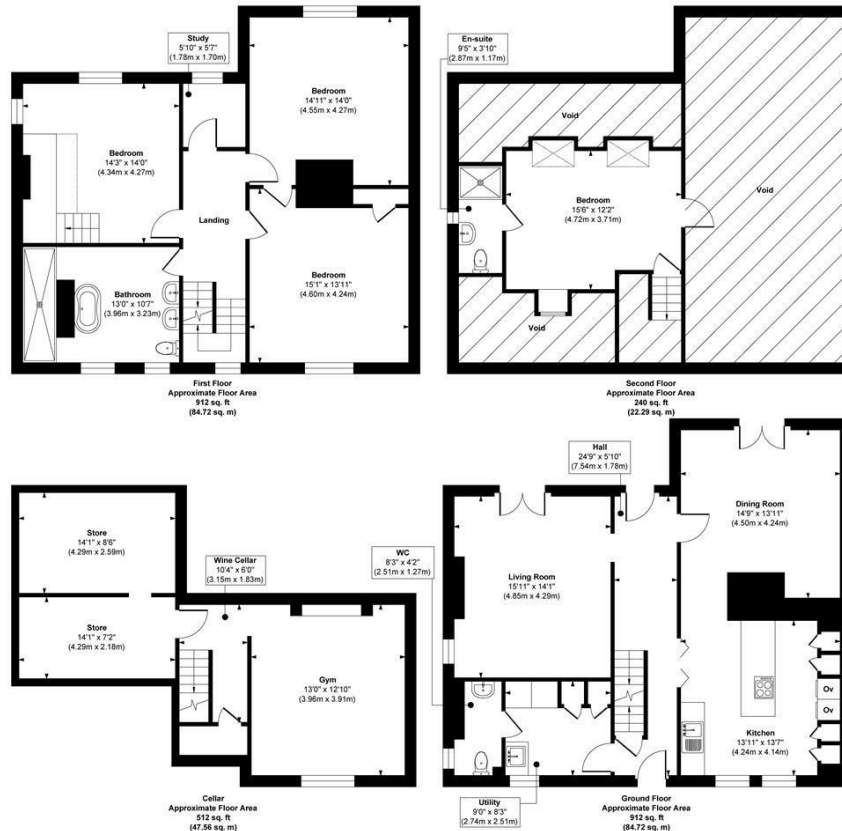
12 MONK BRIDGE ROAD  
LEEDS, LS6 4DX

£850,000  
FREEHOLD

Don't miss out on this outstanding home with character and original features in a great area! Call now to schedule a viewing.

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**Approx. Gross Internal Floor Area 2576 sq. ft / 239.29 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		66	
(55-68) D			
(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

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