



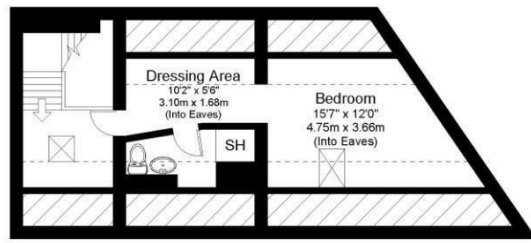
246A OTLEY ROAD  
LEEDS, LS16 5AB

£495,000  
FREEHOLD

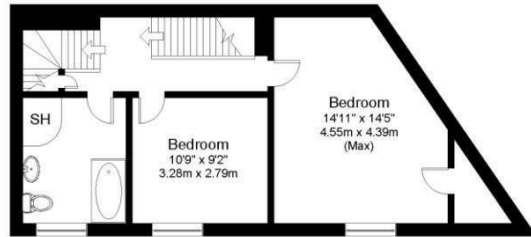
MONROE is excited to present this newly converted Coach House, boasting over 1,500 sqft of internal space, three double bedrooms, a highly sought-after location, and no chain.

MONROE

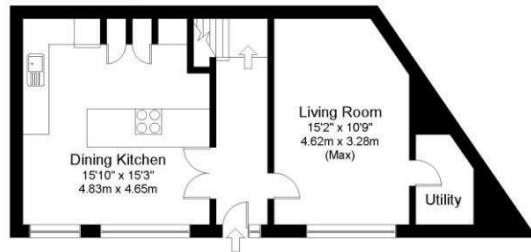
SELLERS OF THE FINEST HOMES



Second Floor

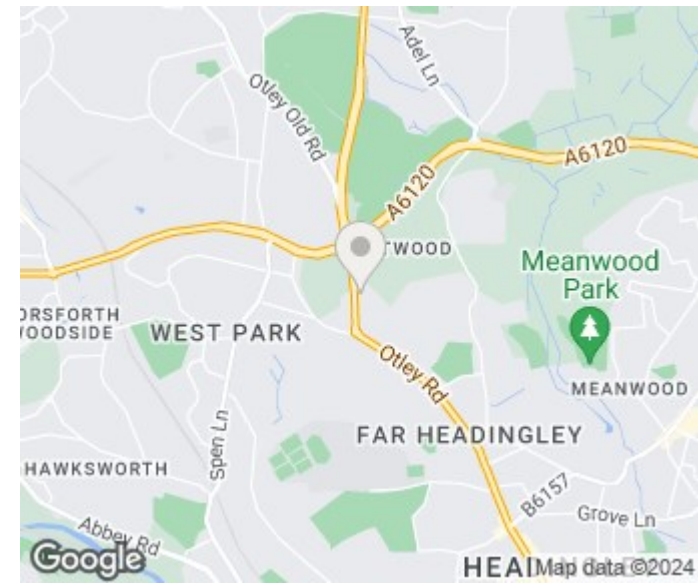


First Floor



Ground Floor

Gross internal floor area including eaves (approx.): 140.1 sq m (1,508 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	84
	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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