



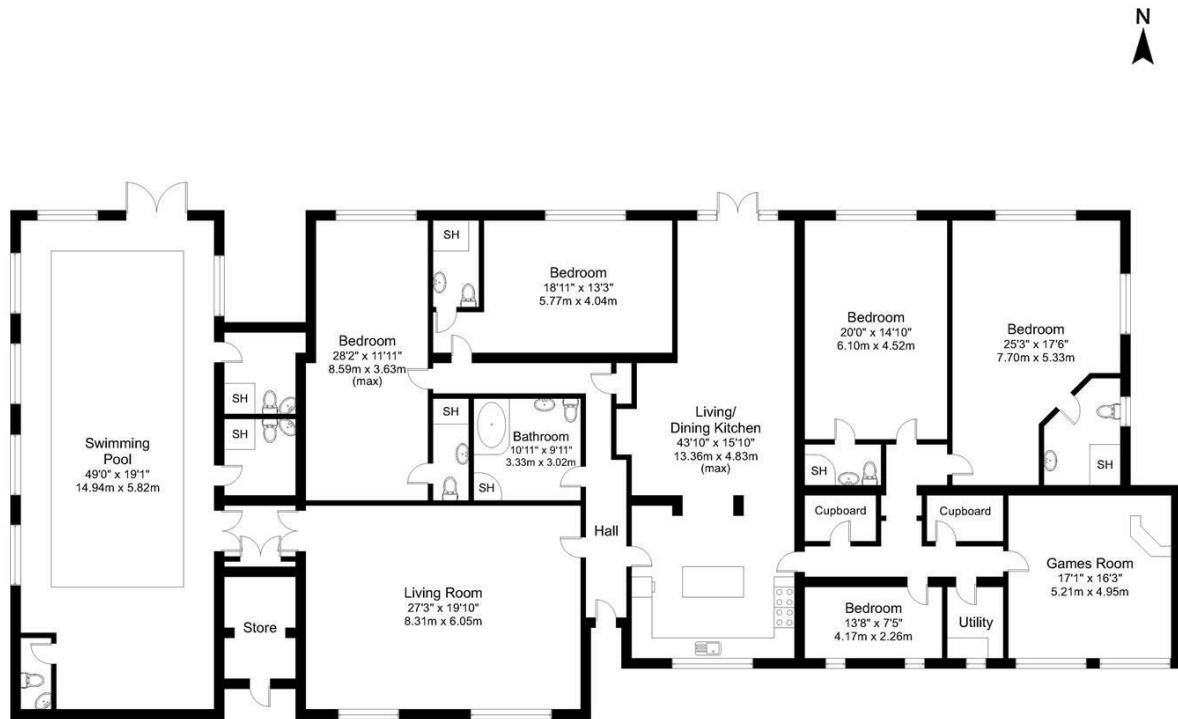
23 KINGS ROAD
LEEDS, LS16 9JN

£1,500,000
FREEHOLD

Monroe is proud to introduce KINGSGARTH to the market. This substantial luxury home is located in Bramhope, North Leeds and is CHAIN FREE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		66	
(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	

Gross internal floor area including external store (approx.): 473.6 sq m (5,098 sq ft)
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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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