



2 BIRCHWOOD AVENUE
LEEDS, LS17 8PL

£440,000
FREEHOLD

A fantastic opportunity to own a spacious detached family home in the beautiful area of North Leeds, just a short distance from Roundhay Park.

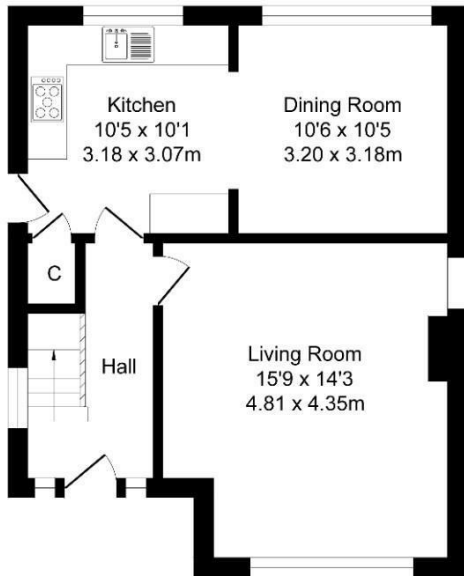
MONROE

SELLERS OF THE FINEST HOMES

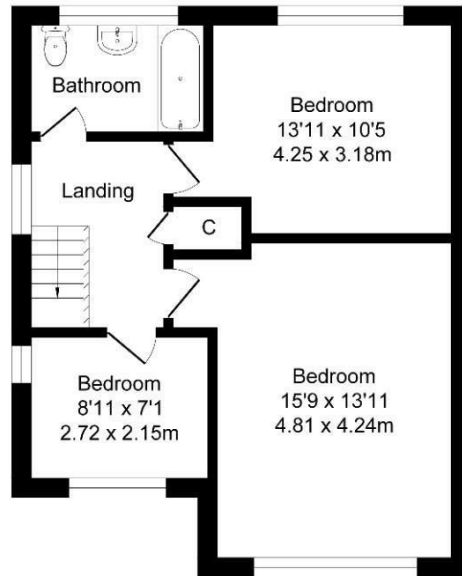
Birchwood Avenue, Alwoodley

Total Approx. Floor Area 1039 Sq.ft. (96.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 520 Sq.Ft (48.3 Sq.M.)



First Floor
Approx. Floor Area 520 Sq.Ft (48.3 Sq.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(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

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