



32 PRIMLEY PARK LANE
LEEDS, LS17 7LS

£450,000
FREEHOLD

Monroe is pleased to offer to market this stunning CHAIN FREE four-bedroomed semi-detached property which is well presented and spacious. It has been extended previously and yet offers further potential.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Main House Gross internal floor area excluding garage (approx.): 130.2 sq m (1,401 sq ft)
 Garage Gross internal floor area (approx.): 17.7 sq m (190 sq ft)
 Combined Gross internal floor area (approx.): 147.8 sq m (1,591 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

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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