



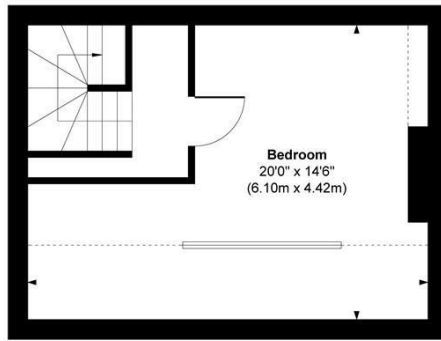
11 ROSS TERRACE
LEEDS, LS13 1BE

£250,000
FREEHOLD

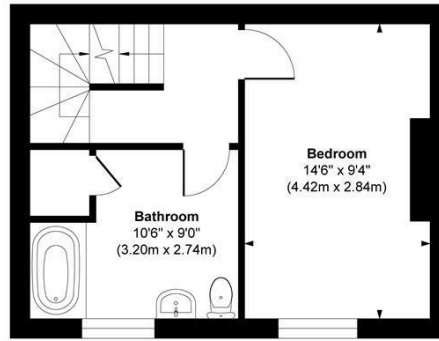
Make sure not to miss out on this fantastic opportunity in Rodley.

MONROE

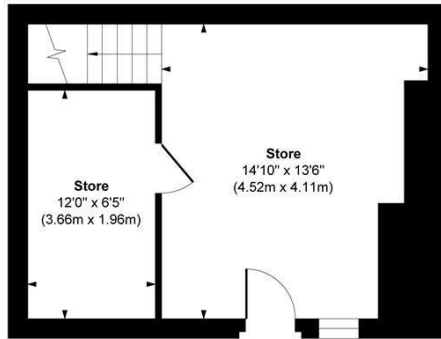
SELLERS OF THE FINEST HOMES



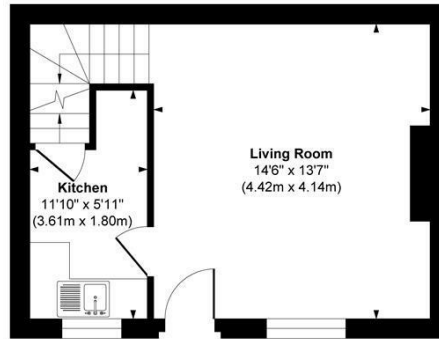
Second Floor
Approximate Floor Area
299 sq. ft
(27.77 sq. m)



First Floor
Approximate Floor Area
299 sq. ft
(27.77 sq. m)



Cellar
Approximate Floor Area
299 sq. ft
(27.77 sq. m)



Ground Floor
Approximate Floor Area
299 sq. ft
(27.77 sq. m)

Approx. Gross Internal Floor Area 1196 sq. ft / 111.08 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			
(69-80) C		69	80
(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	

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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