



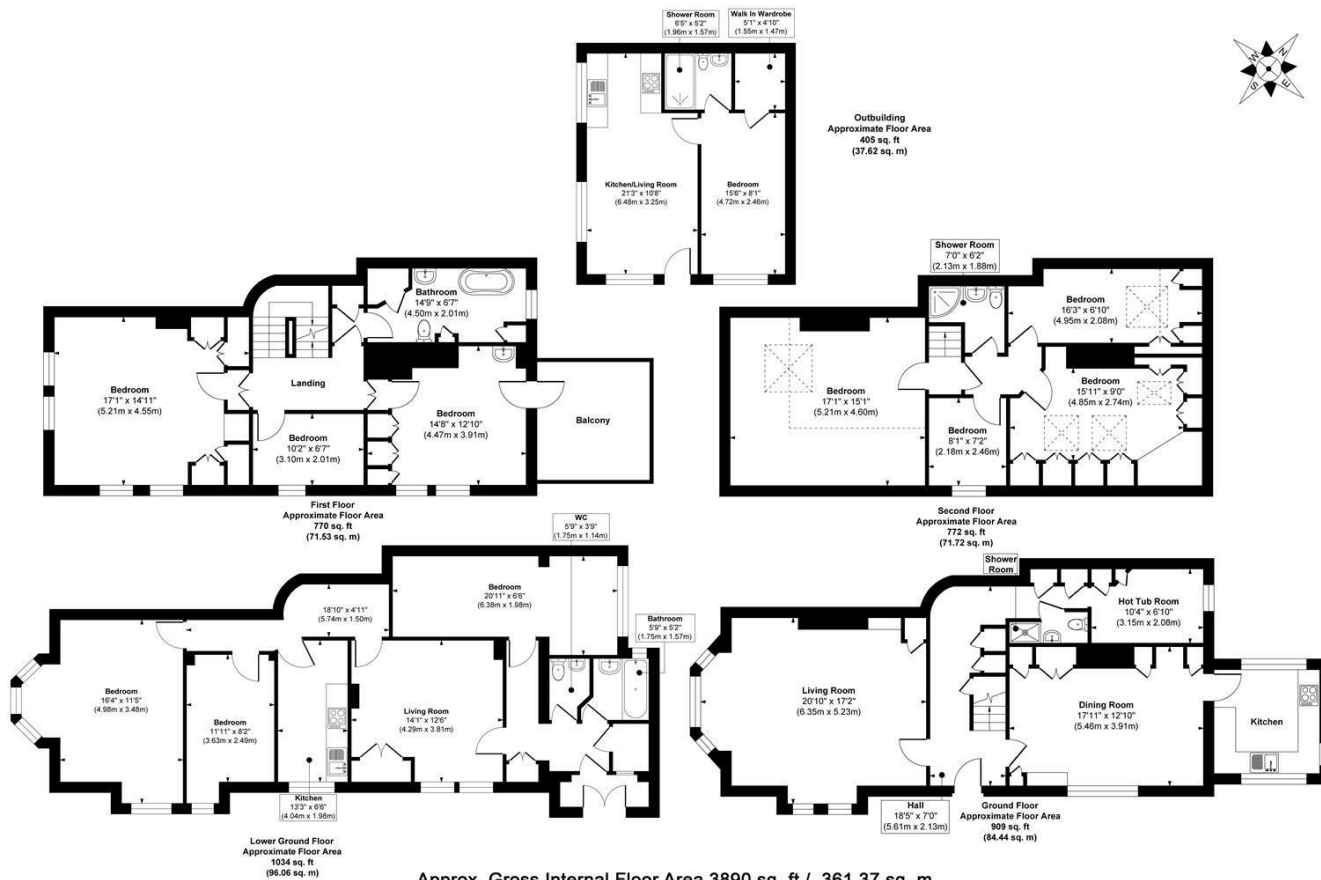
9 SHAW LANE
LEEDS, LS6 4DH

£1,100,000
FREEHOLD

This is an incredible chance to acquire a generous family residence in Far Headingley, offering abundant potential and space.

MONROE

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 3890 sq. ft / 361.37 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			
(55-68) D			
(39-54) E		44	
(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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