



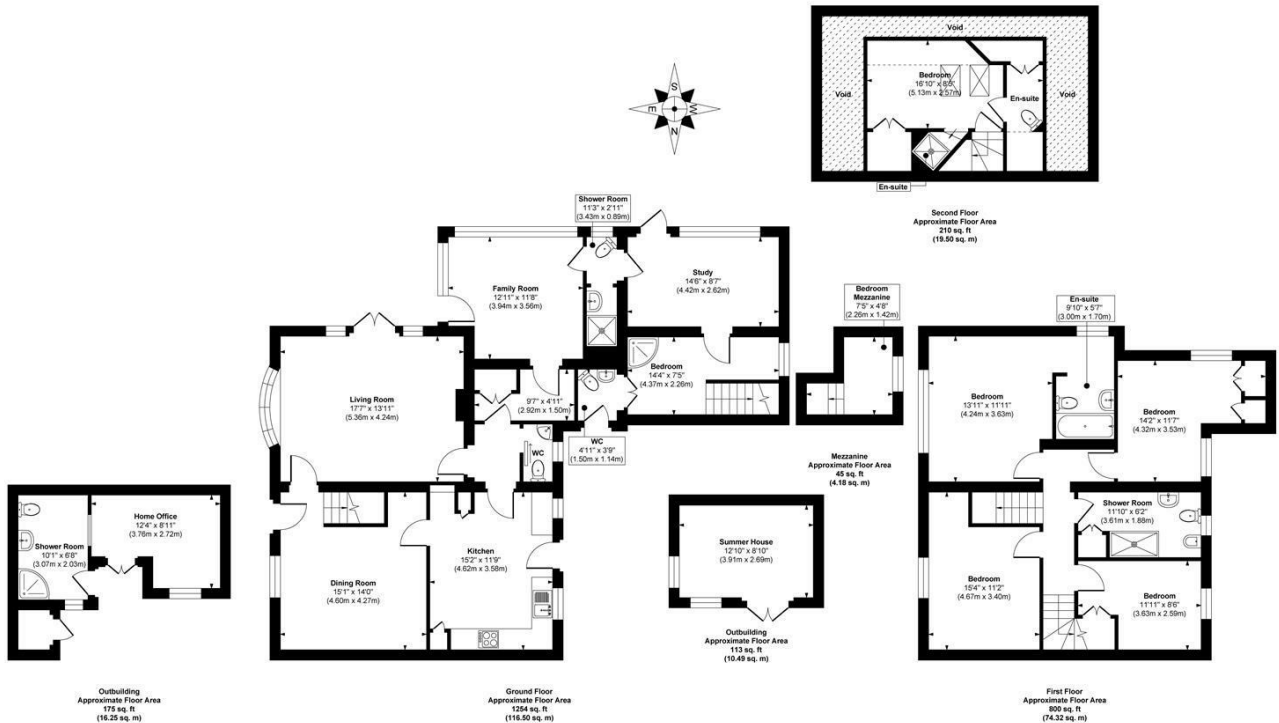
SHADWELL HOUSE 280 SHADWELL LANE
LEEDS, LS17 8AJ

£750,000
FREEHOLD

****A HIDDEN GEM IN SHADWELL **** Check out the garden at this mega home in LS17. This one is not to be missed!

MONROE

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 2597 sq. ft / 241.24 sq. m (Including Outbuilding/Mezzanine)

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			63
			76

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 Sales
1-3 The Avenue
Alwoodley
Leeds
West Yorkshire
LS17 7BD

0113 870 4443
hello@monroestateagents.com
www.monroestateagents.com

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