



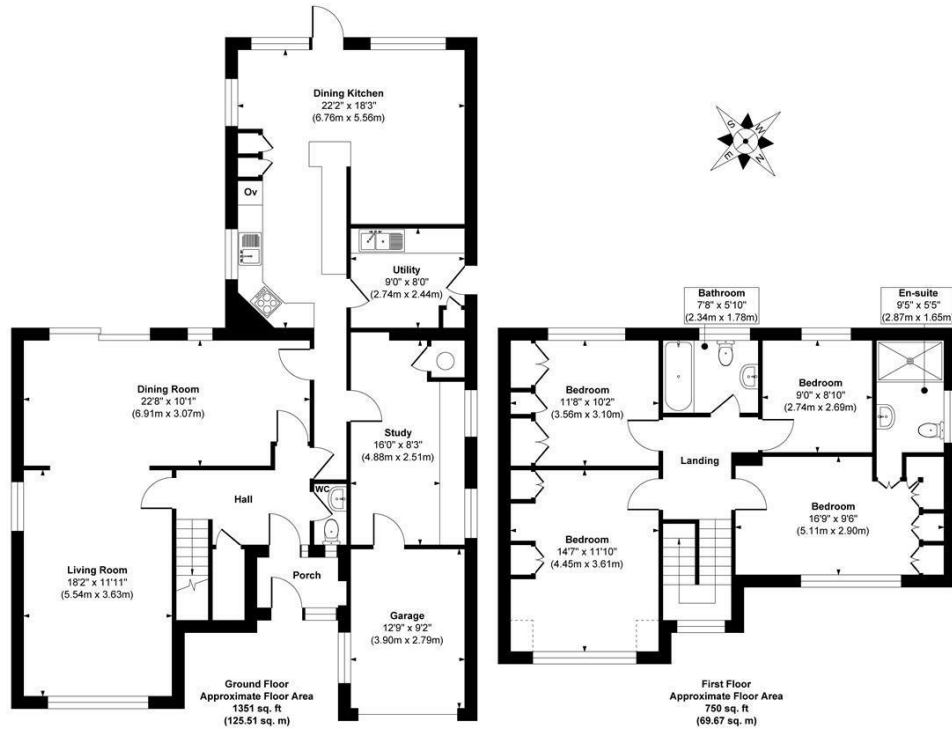
9 WEST DENE
LEEDS, LS17 8QT

£750,000
FREEHOLD

****CHAIN FREE**** This home in LS17 is the perfect opportunity to create your dream home. Walking distance to GSAL!

MONROE

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 2101 sq. ft / 195.18 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| 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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