



23 BIRKDALE DRIVE
LEEDS, LS17 7SZ

£375,000
FREEHOLD

MONROE

SELLERS OF THE FINEST HOMES

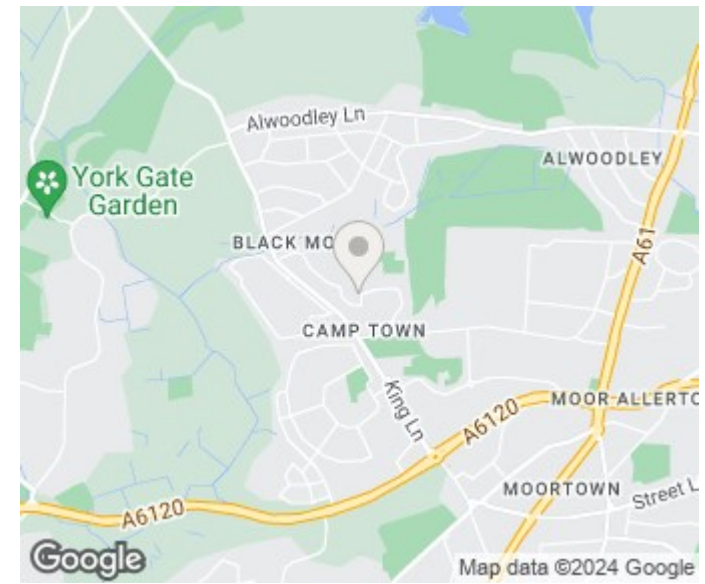


Ground Floor
Approximate Floor Area
457 sq. ft
(42.45 sq. m)

First Floor
Approximate Floor Area
377 sq. ft
(35.02 sq. m)

Approx. Gross Internal Floor Area 834 sq. ft / 77.47 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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

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

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

MONROE

SELLERS OF THE FINEST HOMES