



## 21 ADEL PASTURE

LEEDS, LS16 8HU

£795,000  
FREEHOLD

Monroe is excited to present to you 19 Adel Pasture, a large semi-detached property situated at the end of a peaceful cul-de-sac in the heart of Adel. Designed over three floors this contemporary property is a sensational family home.

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**Approx. Gross Internal Floor Area 2252 sq. ft / 209.21 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) <b>A</b>		87	92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 Sales  
 1-3 The Avenue  
 Alwoodley  
 Leeds  
 West Yorkshire  
 LS17 7BD

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

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