



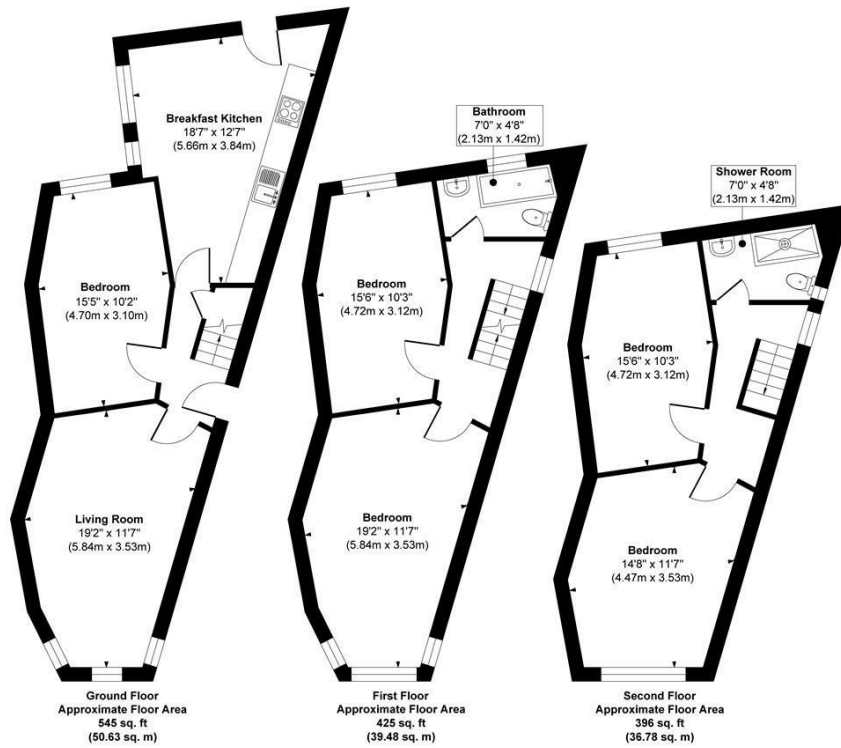
34A MANOR DRIVE  
LEEDS, LS6 1DD

£475,000  
FREEHOLD

**\*\*Investment Opportunity\*\*** Monroe estate agents is pleased to bring to market this fantastic student let property in the heart of Headingley.;

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SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 1366 sq. ft / 126.89 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			85
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
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

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