



## MILLSTONE LONG CAUSEWAY

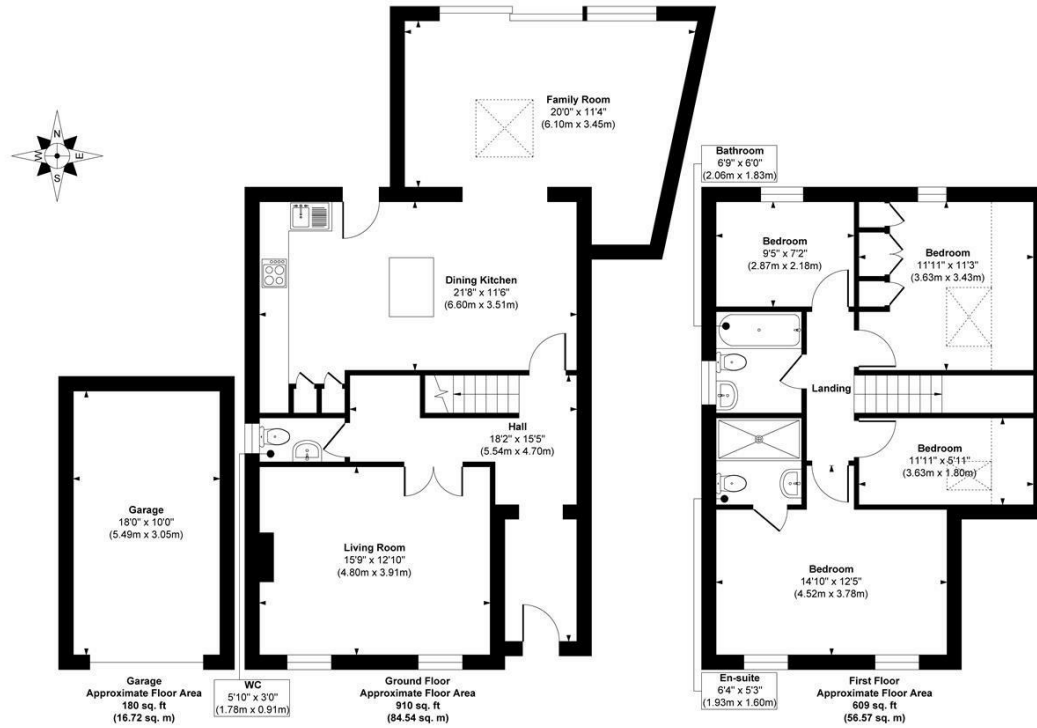
LEEDS, LS16 8EX

£700,000  
FREEHOLD

Monroe is excited to present Millstone, a charming CHAIN FREE stone cottage at the end of a tranquil cul-de-sac in the heart of Adel. Spanning two floors, this contemporary home is an exceptional property offering something for every type of buyer.

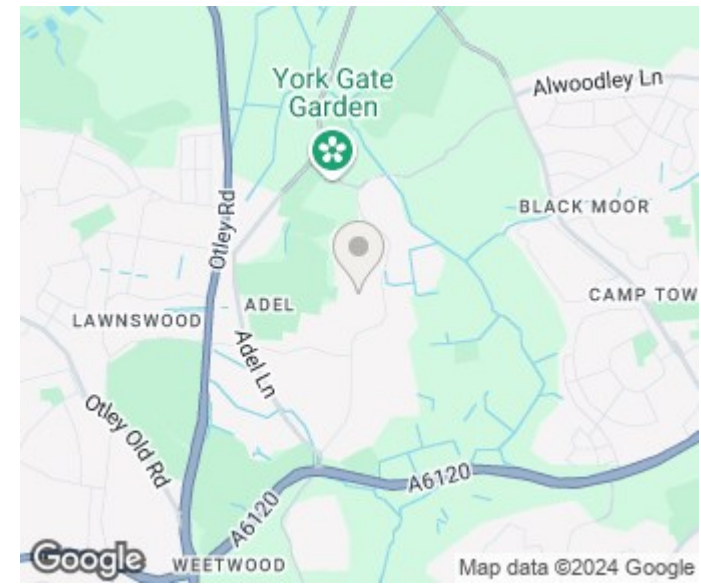
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**Approx. Gross Internal Floor Area 1699 sq. ft / 157.83 sq. m (Including Garage)**

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	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<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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