



## 35 SPRINGBANK CRESCENT

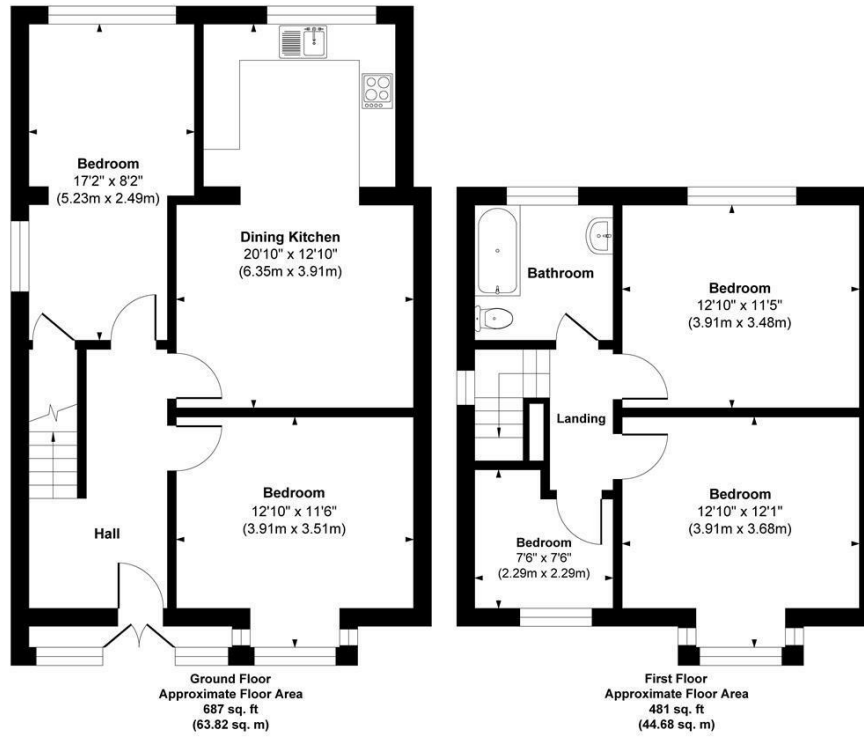
LEEDS, LS6 1AB

£399,950  
FREEHOLD

IDEAL FOR INVESTORS OR FAMILIES LOOKING TO BENEFIT FROM ONE OF THE LARGEST PLOTS IN HEADINGLEY. THIS FOUR BEDROOM PROPERTY IS CURRENTLY LET UNTIL JUNE BUT CAN BE MADE AVAILABLE WITH VACANT POSSESSION AND LOTS OF POTENTIAL TO EXTEND FURTHER.

MONROE

SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 1168 sq. ft / 108.50 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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

Alwoodley 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