



## 6 BUCKSTONE CRESCENT

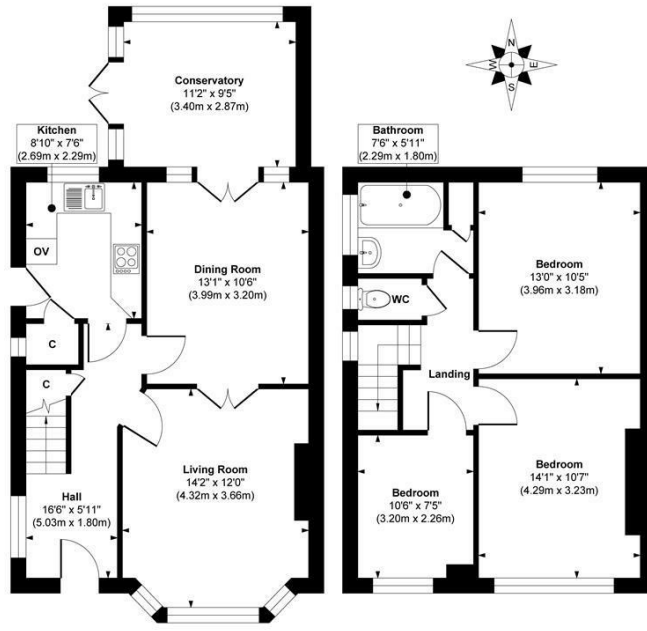
LEEDS, LS17 5HU

£375,000  
FREEHOLD

Monroe proudly presents this Three-bedroom property, ideally located in a highly desirable area known for its excellent local amenities, convenient transportation links, fantastic walks, and top-rated schools, including Allerton High and Alwoodley Primary School.

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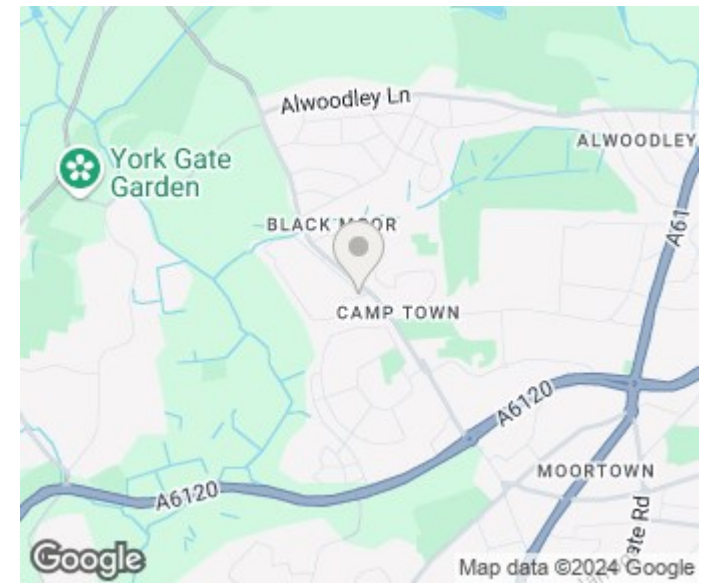
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Ground Floor  
Approximate Floor Area  
602 sq. ft  
(55.92 sq. m)

First Floor  
Approximate Floor Area  
470 sq. ft  
(43.66 sq. m)

**Approx. Gross Internal Floor Area 1072 sq. ft / 99.58 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			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

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