



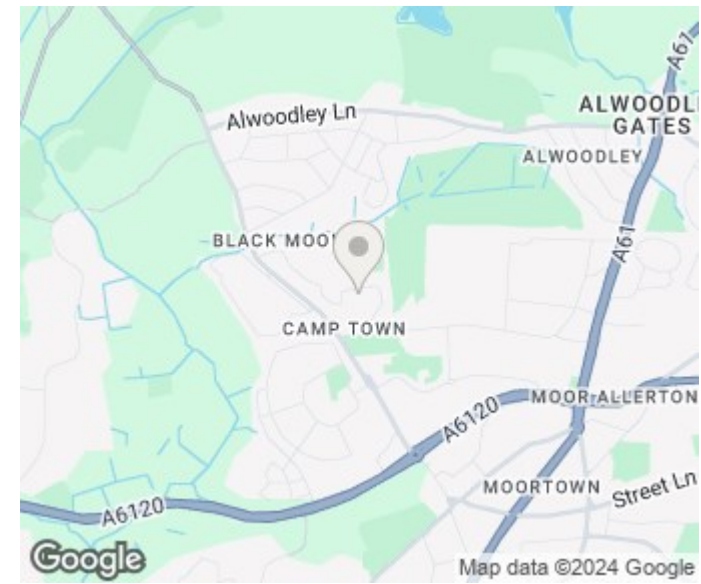
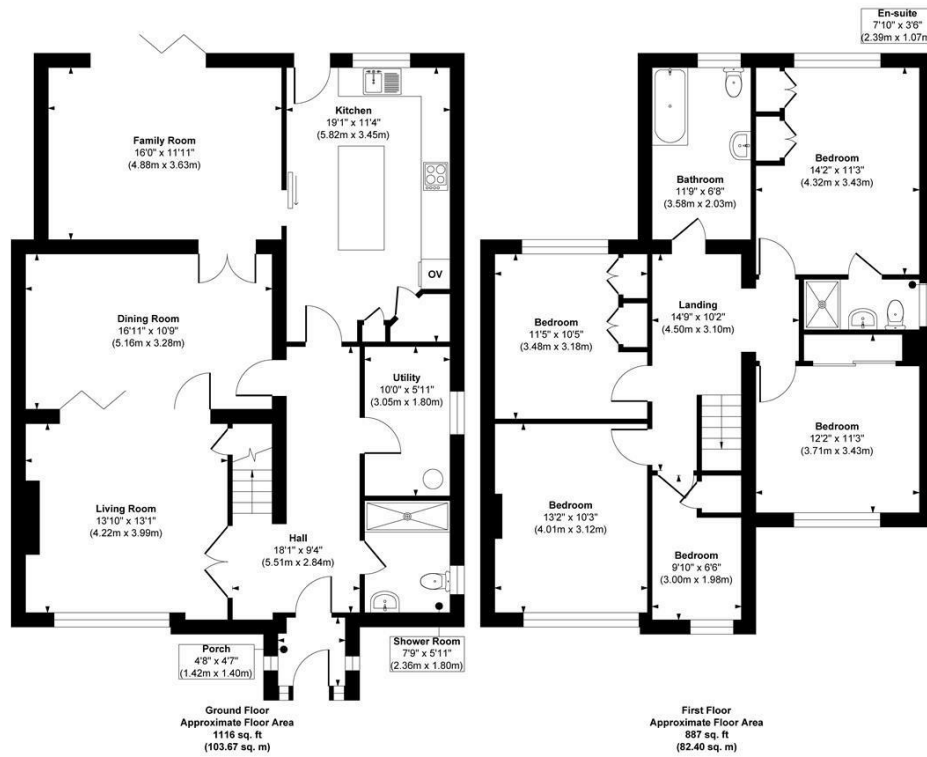
1 BIRKDALE WALK LEEDS, LS17 7SX

£550,000
FREEHOLD

Monroe is proud to showcase this impressive five-bedroom, turnkey home. 1 Birkdale Walk is nestled in the heart of the amenity rich suburb of Alwoodley and well within the highly sought after Allerton High catchment area.

MONROE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 2003 sq. ft / 186.07 sq. m
 Illustration for identification purposes only. measurements are approximate, not to scale.

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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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