



## 9 WOODLANDS LANE

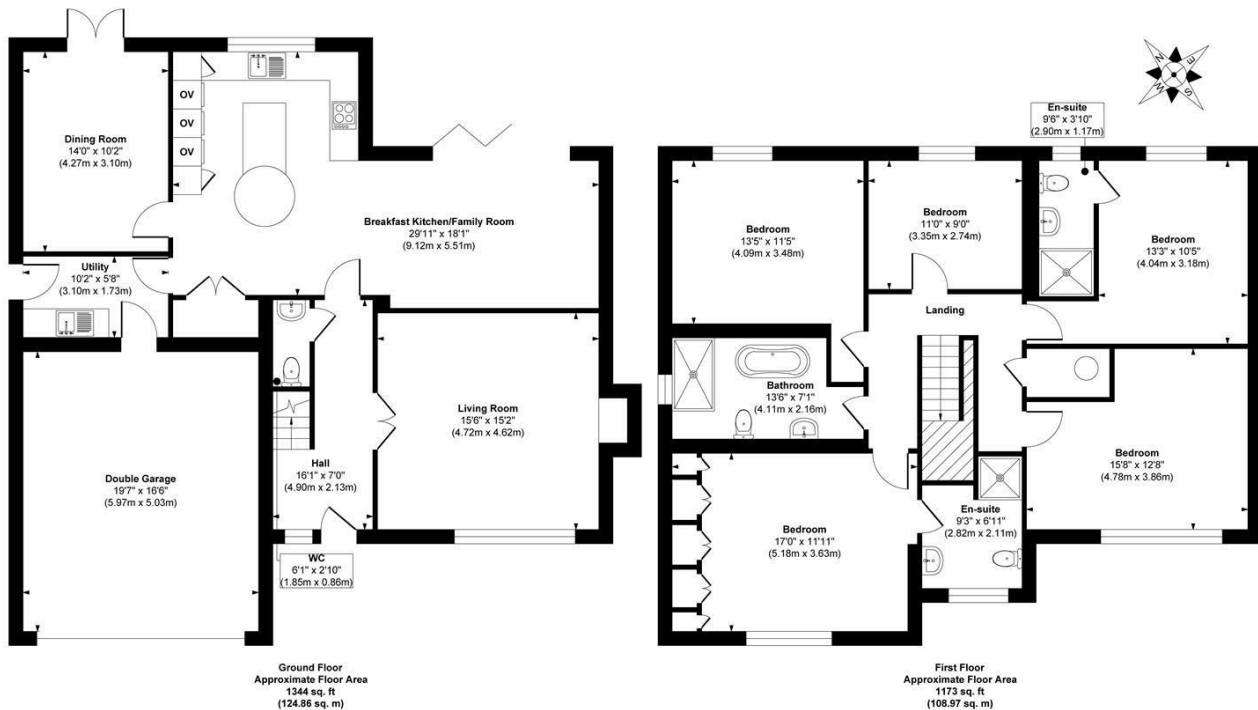
LEEDS, LS16 8GJ

£975,000  
FREEHOLD

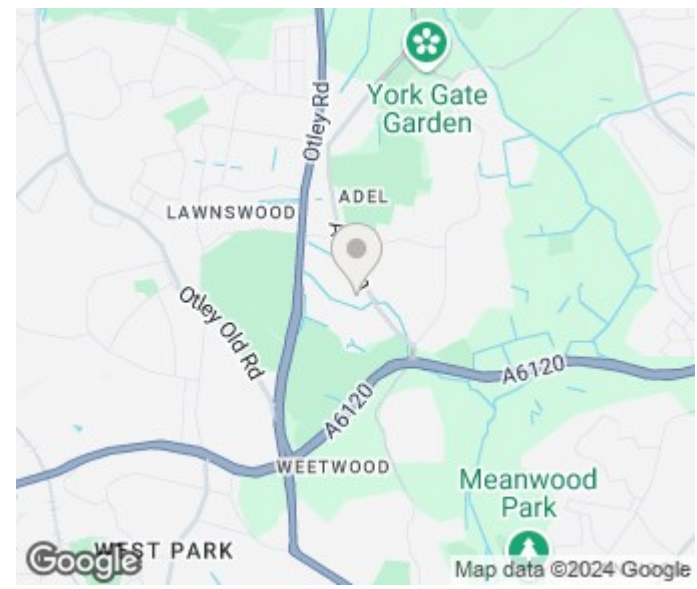
Introducing 9 Woodlands Lane, an impressive five-bedroom detached family home located on a serene and private cul-de-sac within the coveted Woodlands estate in Adel.

MONROE

SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 2517 sq. ft / 233.83 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

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