



6 KELSALL PLACE

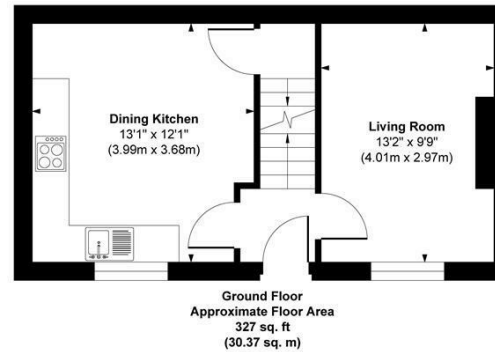
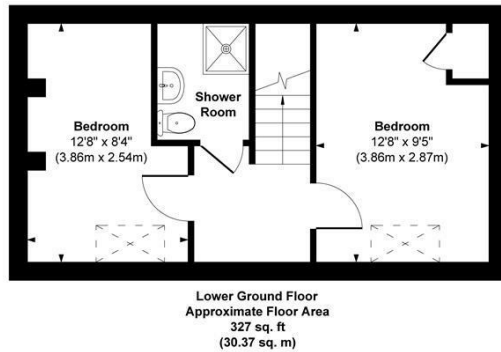
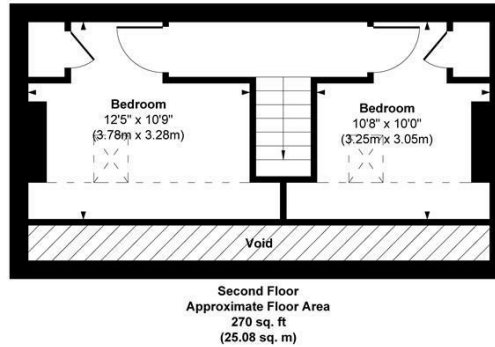
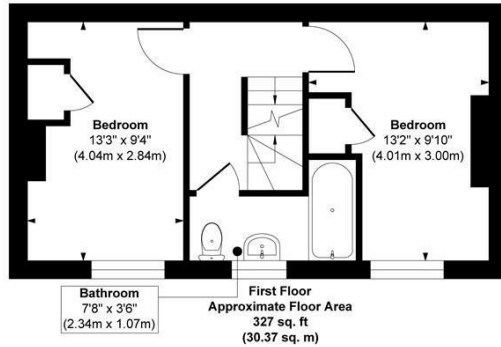
LEEDS, LS6 1RA

£245,000
FREEHOLD

6 Kelsall Place is a spacious and well-designed six-bedroom back-to-back terrace home spread across four floors. Positioned in the vibrant student district of Burley in Leeds, it presents an excellent opportunity for investors or first-time buyers.

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Approx. Gross Internal Floor Area 1251 sq. ft / 116.19 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 | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (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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