



## 18 WYNCLIFFE GARDENS

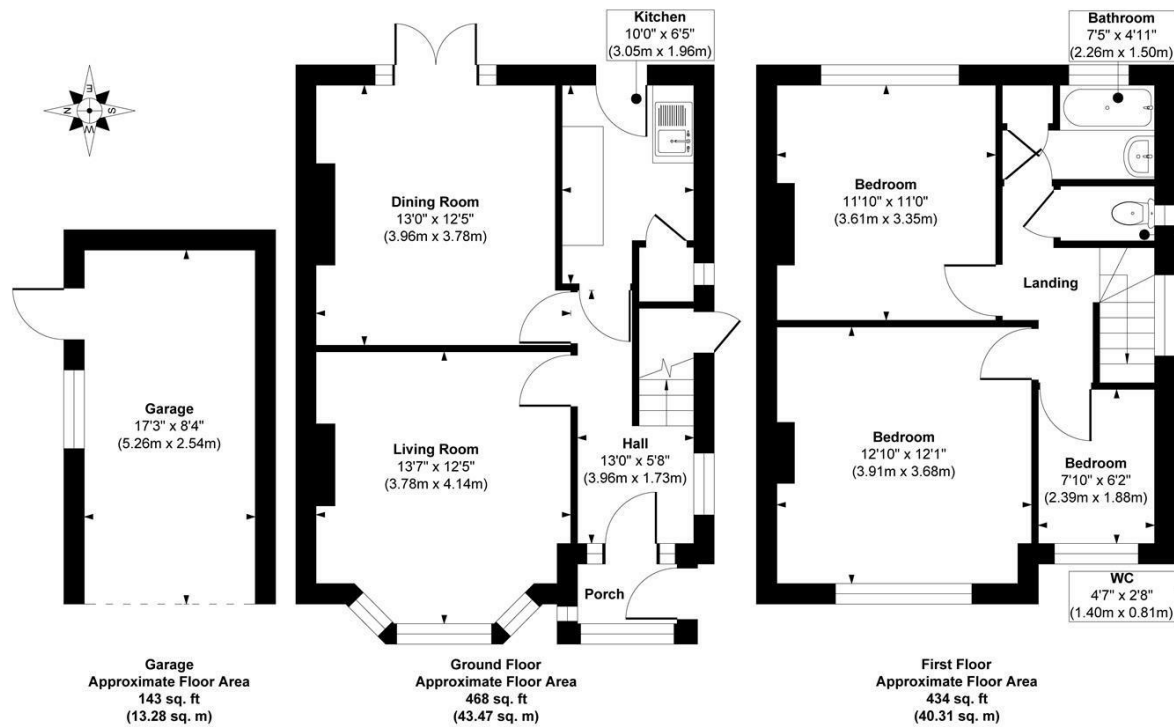
LEEDS, LS17 6HB

£375,000  
FREEHOLD

Tucked away on a peaceful road in the heart of Moortown this approximately 1,045 square foot property, presents an exciting opportunity for a new owner to personalise and transform into their dream home.

MONROE

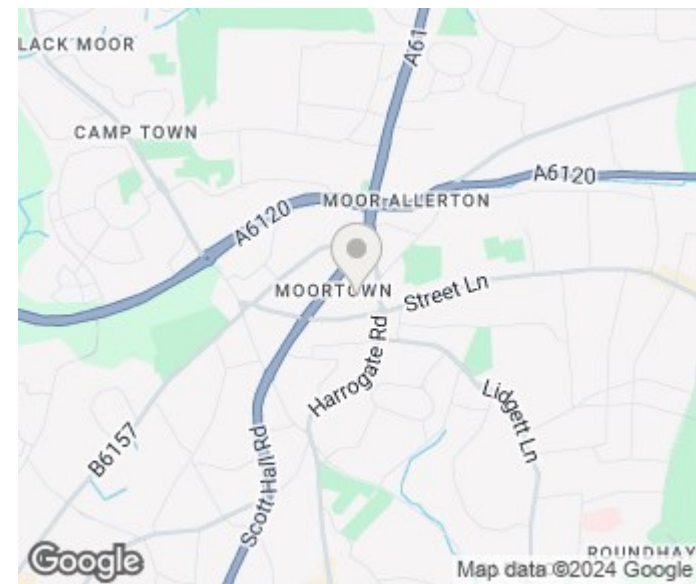
SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 1045 sq. ft / 97.06 sq. m (Including Garage)

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) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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

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