



72 HIGH MOOR CRESCENT

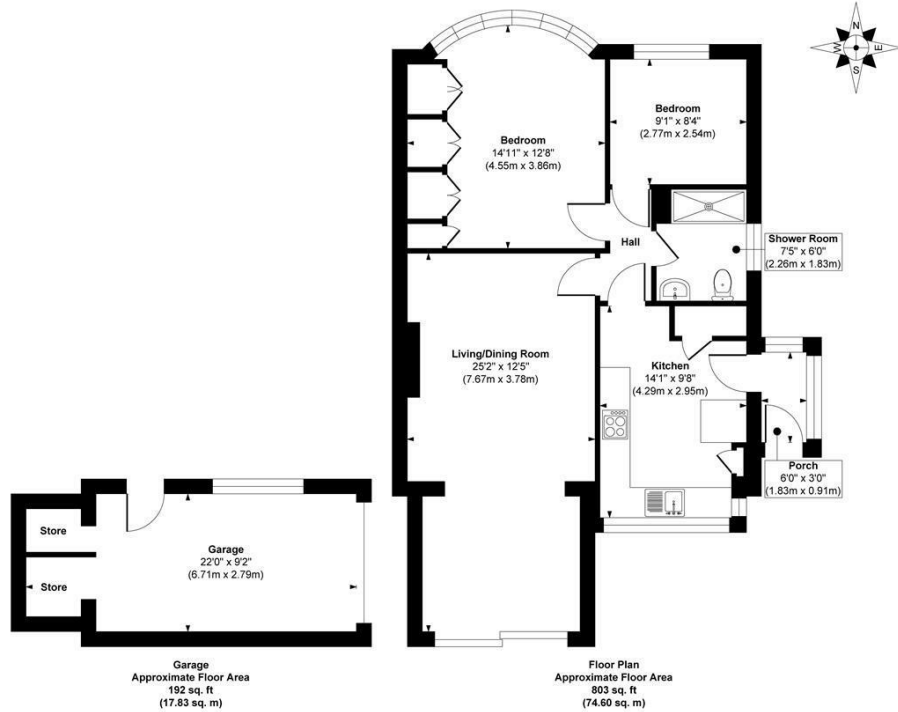
LEEDS, LS17 6DU

£350,000
FREEHOLD

Monroe is thrilled to present an exciting opportunity on High Moor Crescent in Moortown. This chain-free property features two beautifully designed bedrooms and a large wrap-around garden. It's an ideal choice for those looking to downsize in a sought-after neighbourhood near excellent amenities.

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Approx. Gross Internal Floor Area 995 sq. ft / 92.43 sq. m (Including Garage)

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			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(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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