



42 BIRKDALE DRIVE

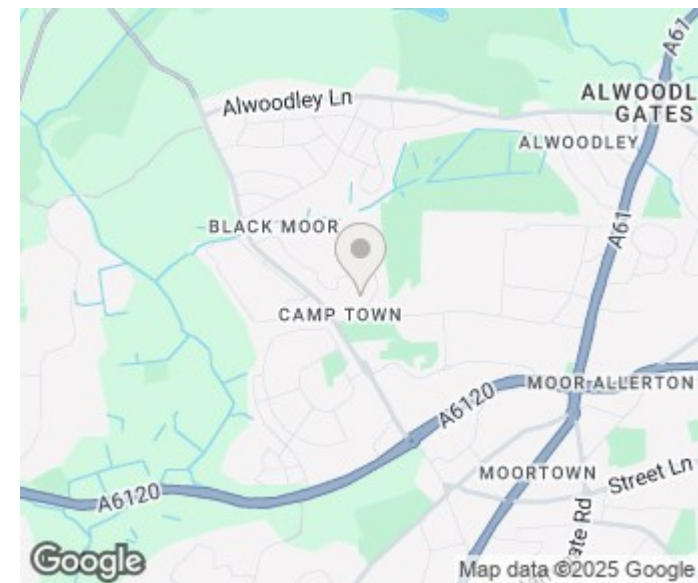
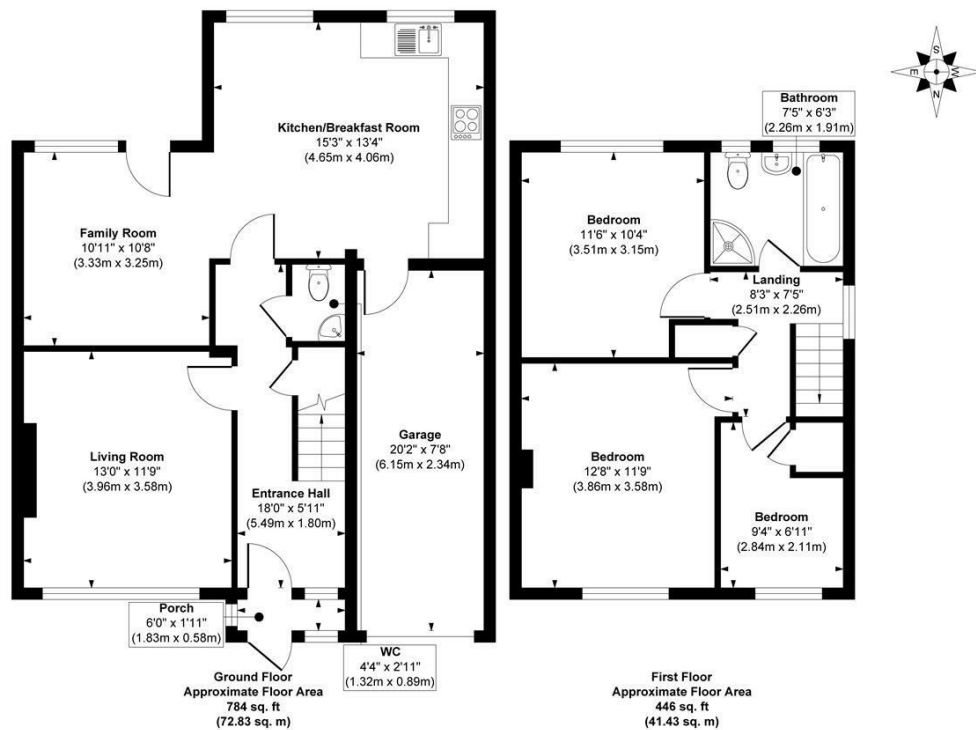
LEEDS, LS17 7RU

£465,000
FREEHOLD

Monroe is proud to showcase this impressive detached three-bedroom, turnkey home. 42 Birkdale Drive is nestled in the heart of the amenity-rich suburb of Alwoodley and well within the highly sought-after Allerton High catchment area.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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