



41 THE AVENUE

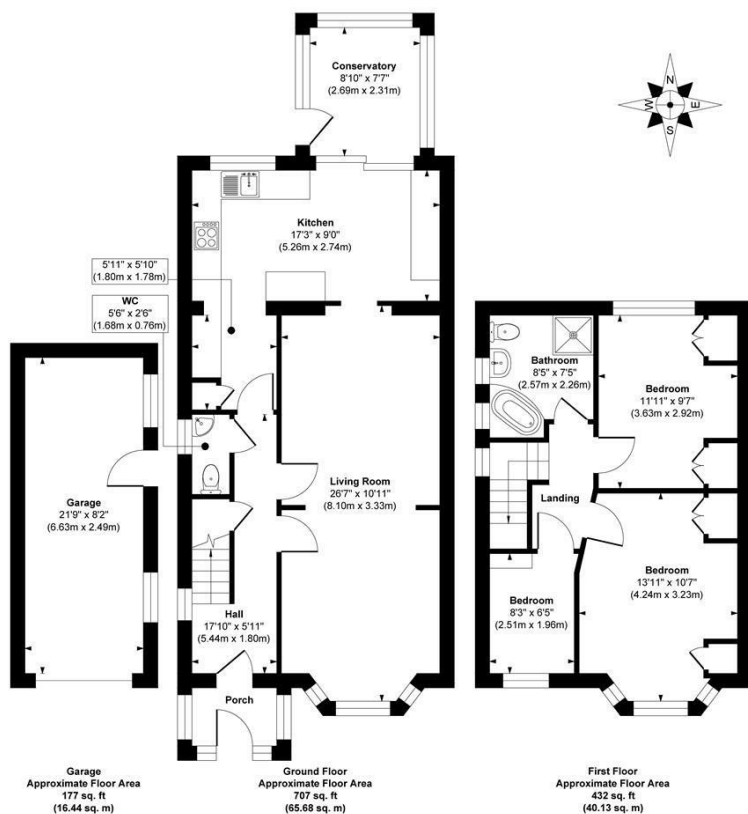
LEEDS, LS17 7BD

£350,000
FREEHOLD

Welcome to 41 The Avenue, an exceptional three-bedroom semi-detached family home set in one of North Leeds' most prestigious postcodes. Alwoodley is renowned for its outstanding quality of life, with an abundance of amenities and attractions available to its residents.

MONROE

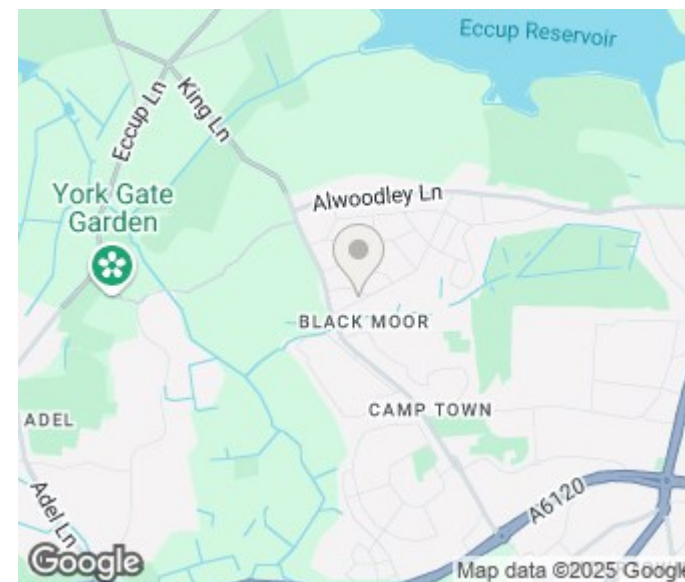
SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 1316 sq. ft / 122.25 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		
(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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