



30 SILVERDALE AVENUE

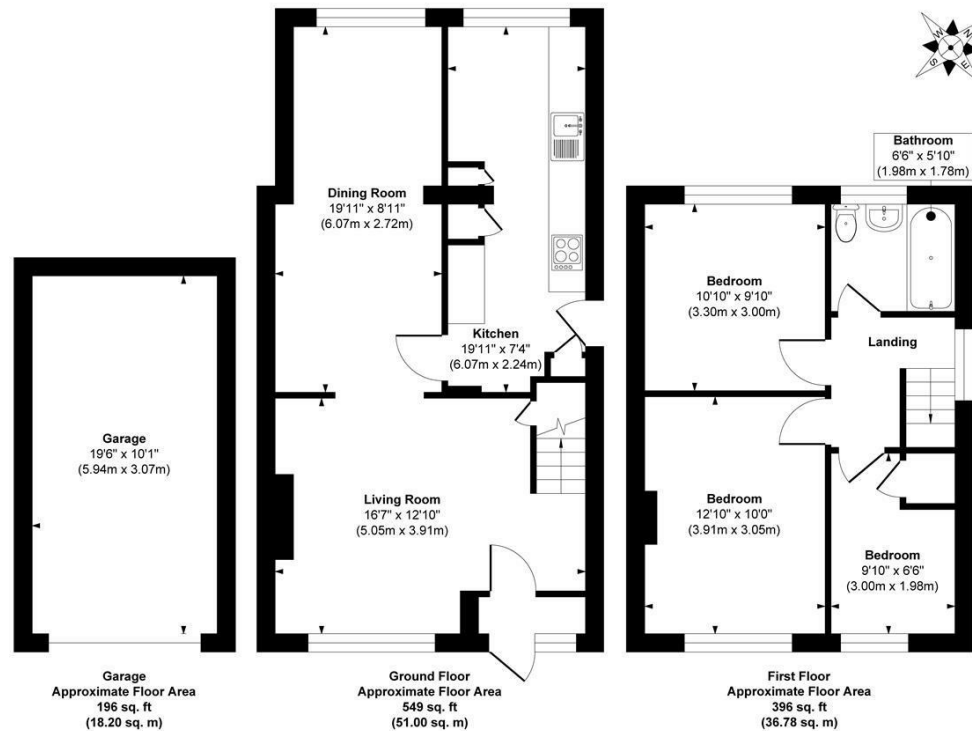
LEEDS, LS17 8SZ

£395,000
FREEHOLD

This beautifully presented 3-bedroom home offers bright, spacious living with a cosy log burner, open-plan layout, and a well-equipped kitchen. With a detached garage, ample parking, and a private rear garden currently being landscaped, it's perfect for modern family life.

MONROE

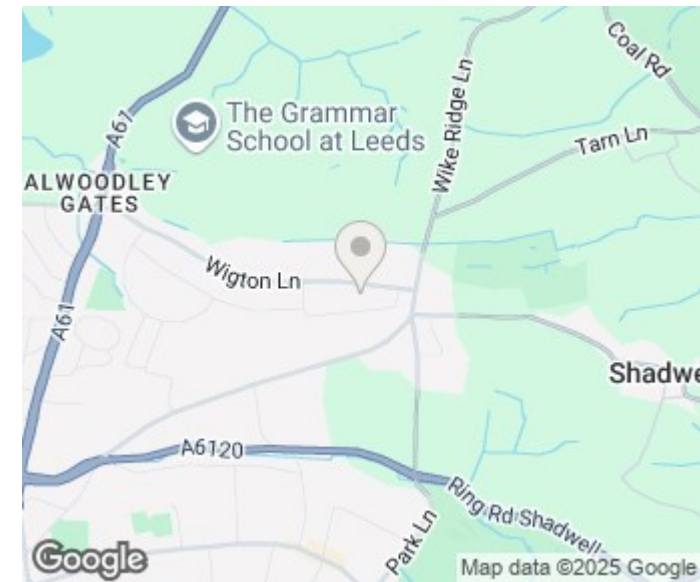
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Approx. Gross Internal Floor Area 1141 sq. ft / 105.98 sq. m (Including Garage)

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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroestateagents.com
www.monroestateagents.com

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