



81 HIGH ASH CRESCENT

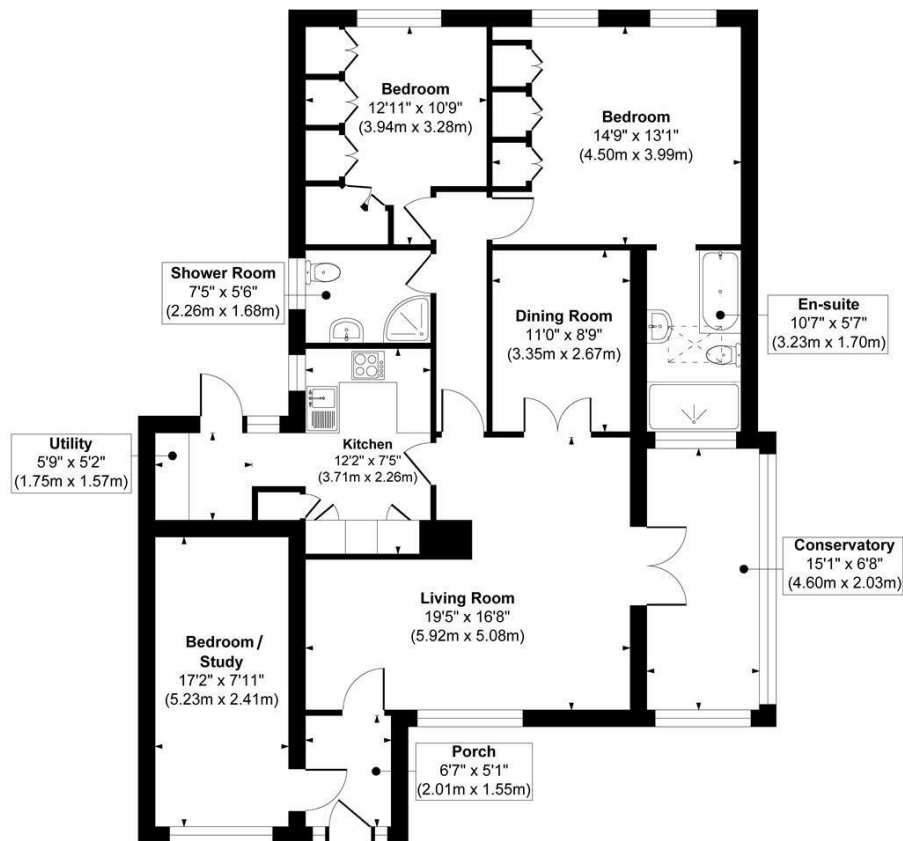
LEEDS, LS17 8RL

£499,950
FREEHOLD

Monroe is delighted to present this beautifully presented throughout spacious bungalow, it offers two well-proportioned bedrooms, two modern bathrooms, and a contemporary fitted kitchen. Situated in the highly sought-after area of Alwoodley, the property combines stylish, single-level living with easy access to local amenities, reputable schools, and excellent transport links — perfect for families or downsizers alike.

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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	

Floor Plan
Approx. Gross Internal Floor Area 1306 sq. ft / 121.33 sq. m
Illustration for identification purposes only. measurements are approximate, not to scale.
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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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