



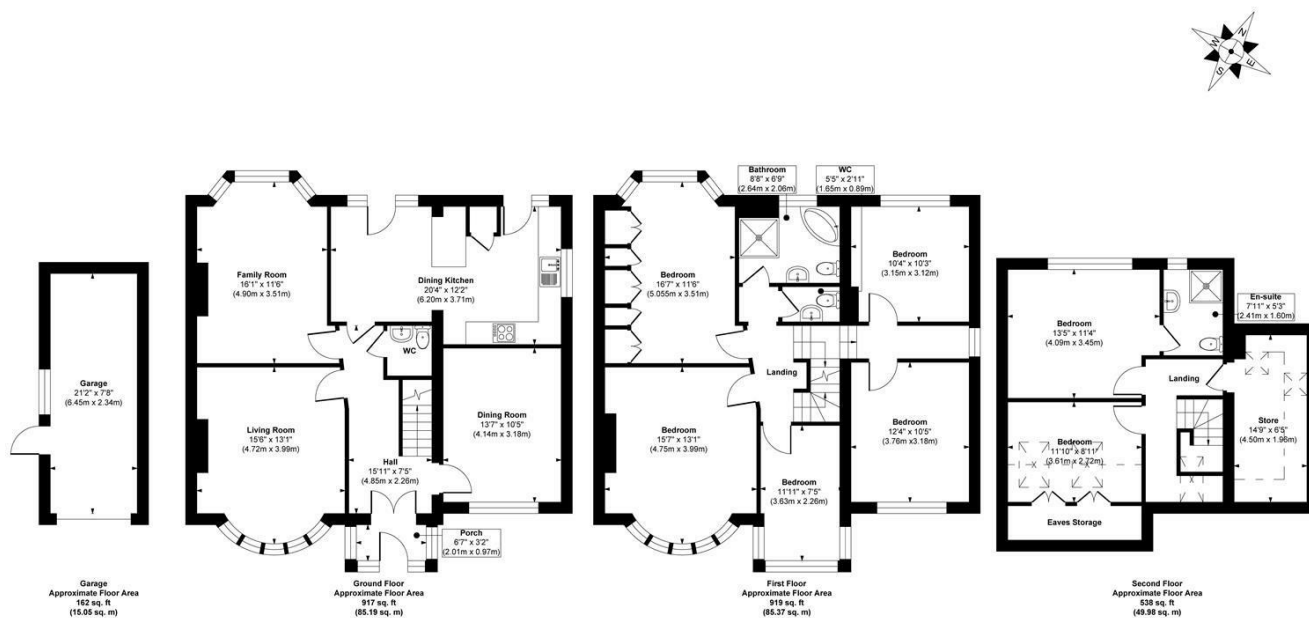
24 ST. MARTINS ROAD
LEEDS, LS7 3LX

£650,000
FREEHOLD

Monroe is delighted to present this spacious seven-bedroom, three-bathroom home, it is ideally situated in the highly sought-after area of Chapel Allerton. Perfectly designed for family living, the property offers generous accommodation across multiple levels, providing space and flexibility for a growing family.

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Approx. Gross Internal Floor Area 2536 sq. ft / 235.59 sq. m (Including Garage)
Approx. Gross Internal Floor Area 2374 sq. ft / 220.54 sq. m (Excluding 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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