



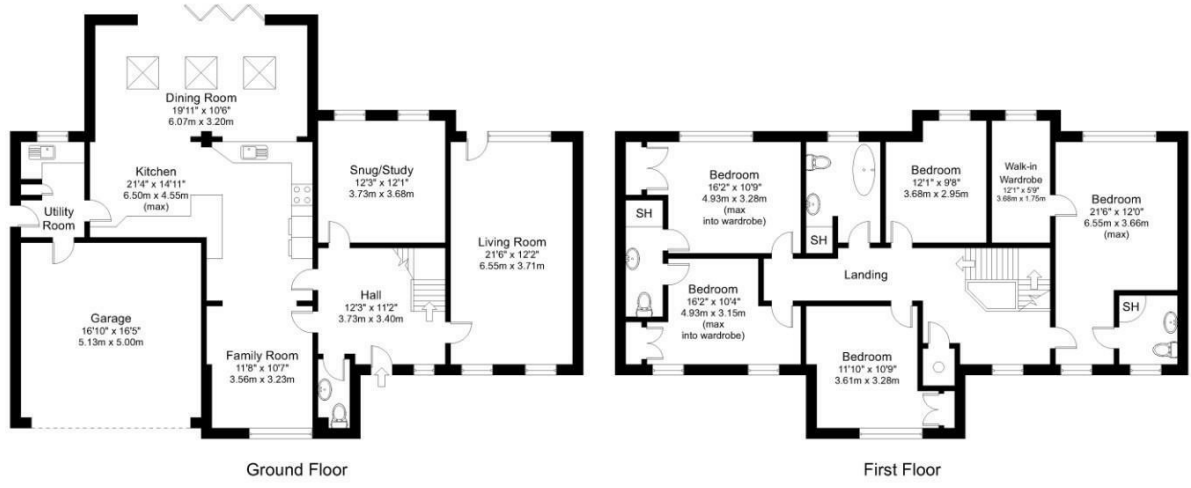
8, ASHBROOK WOODLANDS PARK
LEEDS, LS14 3JU

£950,000
FREEHOLD

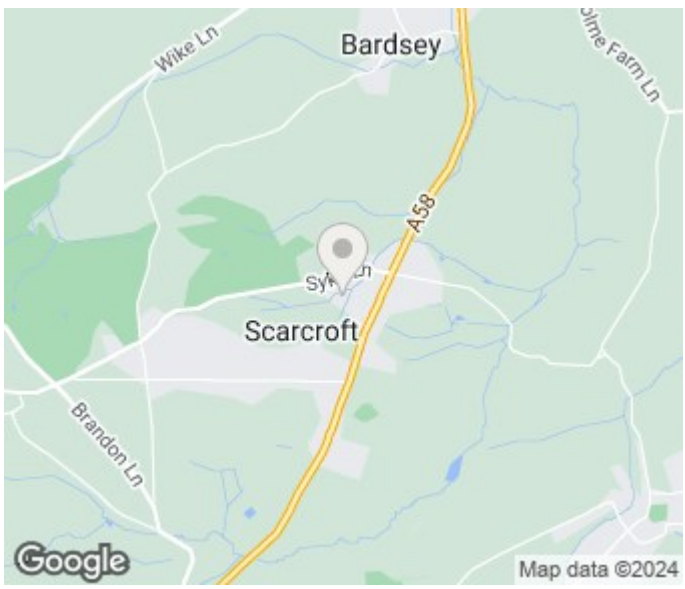
Ashbrook is the perfect family home offering ample space for family living and entertaining on a fabulous corner plot in Scarcroft.

MONROE

SELLERS OF THE FINEST HOMES



Gross internal floor area including garage (approx.): 250.8 sq m (2,700 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 77 |
| (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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