



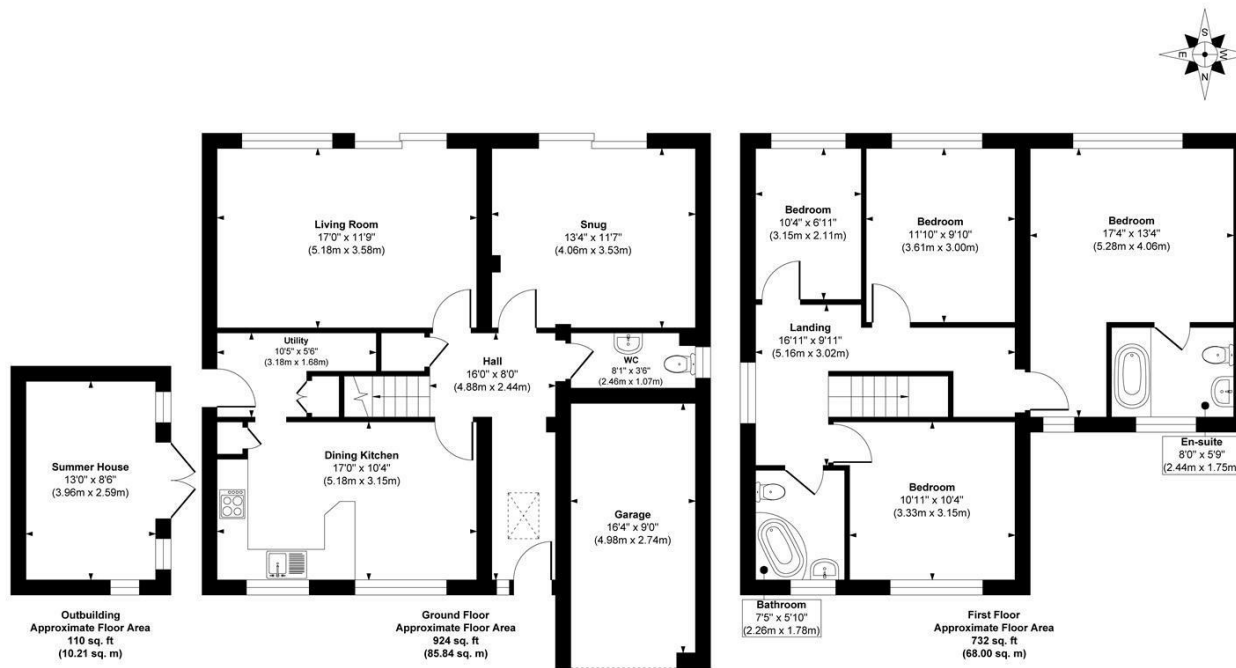
**34 KIRKHILLS**  
LEEDS, LS14 3EX

**£550,000**  
FREEHOLD

This bright and spacious four-bedroom family home boasts a wonderful south-facing garden in the highly sought-after location of Thorer.

**MONROE**

SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 1766 sq. ft / 164.05 sq. m (Including Outbuilding)**

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		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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