



**57-59 WAKEFIELD ROAD**  
LEEDS, LS26 0SF

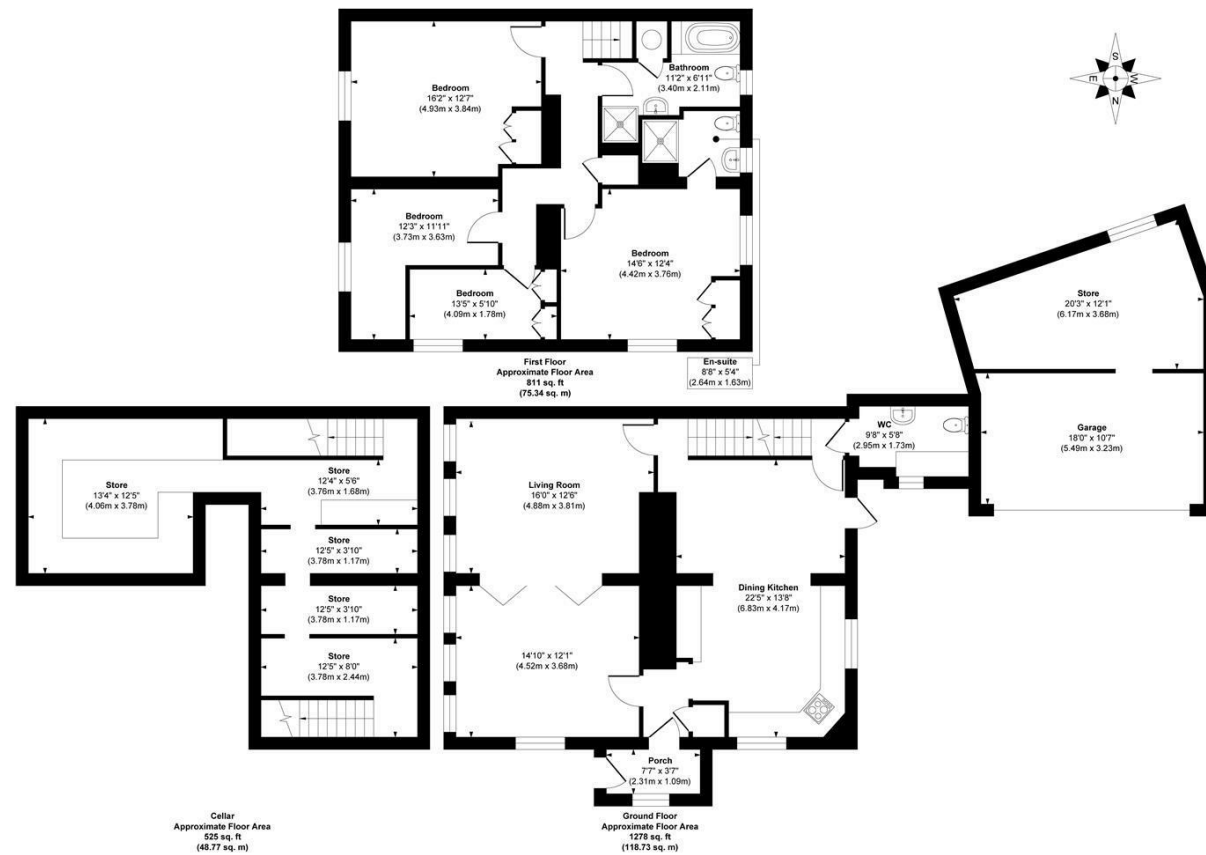
**£499,950**  
FREEHOLD

Well-presented detached period property with four bedrooms, kitchen diner, large living room on a generous plot in Rothwell.

Contact Monroe Estate Agents Boston Spa on 01937 534755 for further details and to book a viewing.

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**Approx. Gross Internal Floor Area 2614 sq. ft / 242.84 sq. m**

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			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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