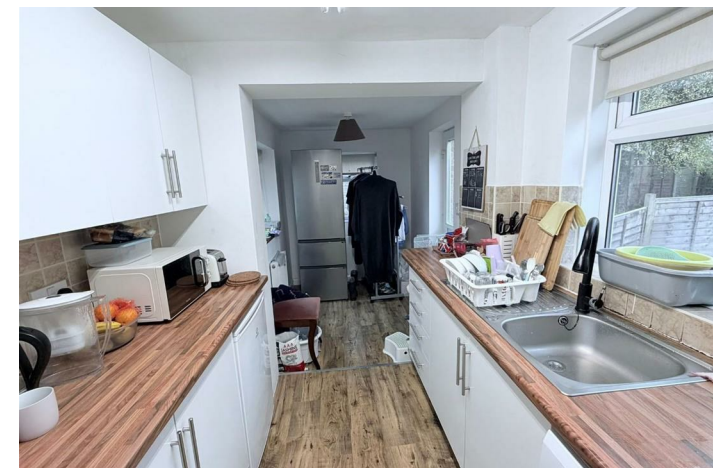




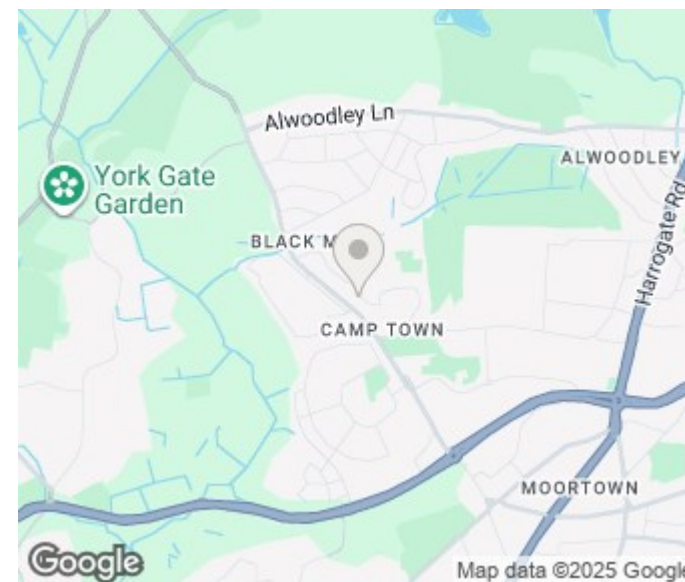
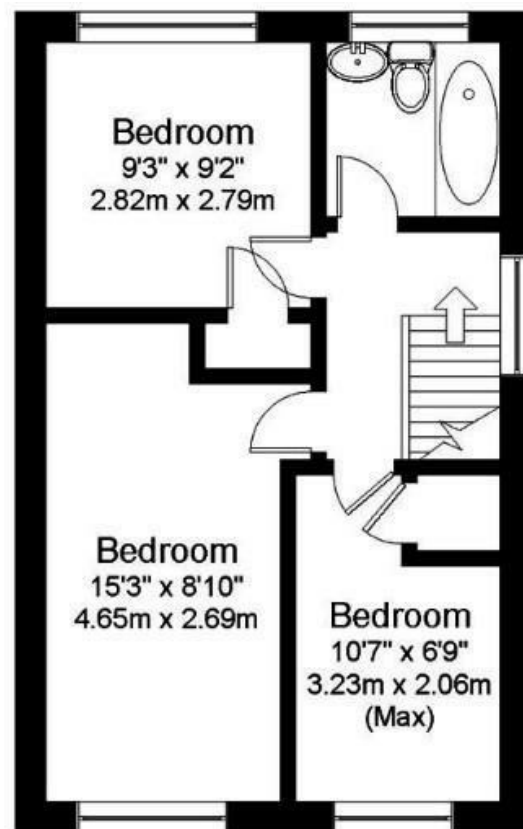
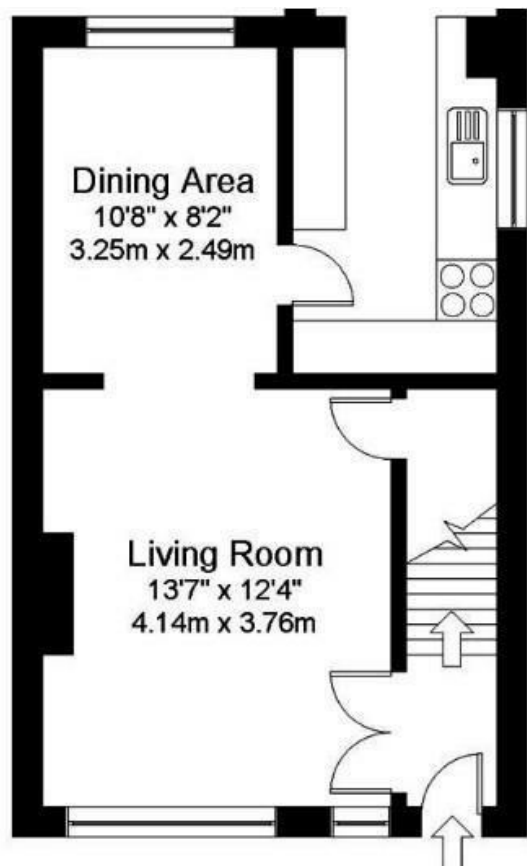
## 10 SUNNINGDALE DRIVE LEEDS, LS17 7SH

£1,480 PCM

Monroe Lettings are delighted to offer this modern and beautifully presented three-bedroom family home located on the highly sought-after Sunningdale Drive in Alwoodley, North Leeds. The property features a spacious open-plan living and dining area, a modern fitted kitchen with integrated appliances, and a fully tiled family bathroom. Externally, there is a large driveway, detached garage, and a South-West facing rear garden. Ideally situated within walking distance of top-rated schools, local shops, cafés, and amenities, this lovely home offers comfortable and convenient living in one of Leeds' most desirable areas.

MONROE

SELLERS OF THE FINEST HOMES



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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

Monroe Lettings and Property  
Management  
Whitehall Road  
Leeds  
LS12 1FJ

0113 350 0866  
hello@monroelettings.com  
www.monroelettings.com

MONROE

SELLERS OF THE FINEST HOMES