



## 8 RICHMOND TERRACE

LEEDS, LS20 8BP

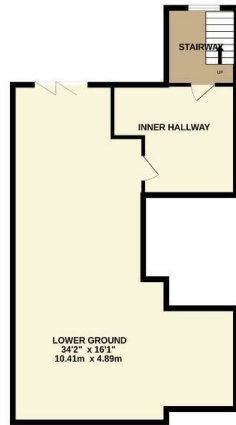
£650,000  
FREEHOLD

Richmond Terrace- Guiseley. A collection of four special 5 and 6 bedroom homes in fantastic location offering easy access to the local train station and amenities. These smart homes come packed with technology and each with a unique kitchen, complimented by stylish bathrooms.

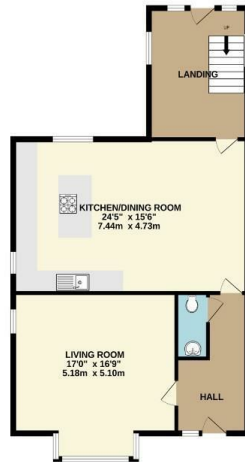
MONROE

SELLERS OF THE FINEST HOMES

**BASEMENT**  
739 sq ft. (69.7 sq.m.) approx.



**GROUND FLOOR**  
880 sq ft. (81.3 sq.m.) approx.



**1ST FLOOR**  
854 sq ft. (79.3 sq.m.) approx.



**2ND FLOOR**  
860 sq ft. (79.9 sq.m.) approx.



**TOTAL FLOOR AREA : 3333 sq.ft. (309.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	80
(69-80) <b>C</b>			
(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

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