



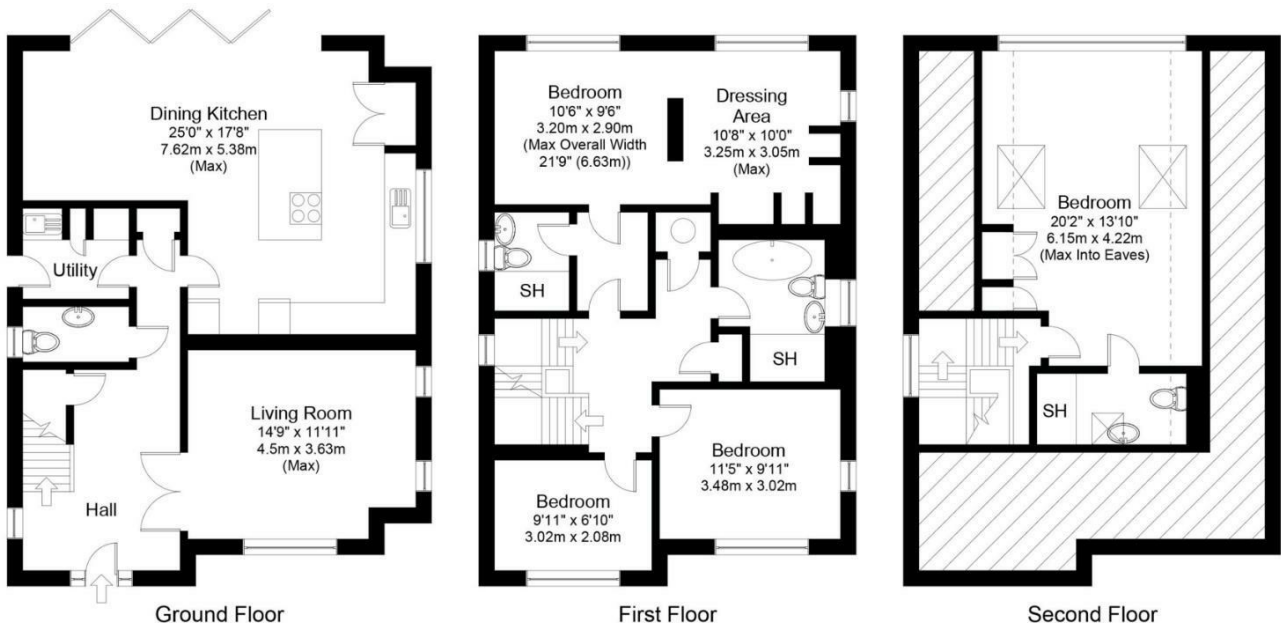
2A WEST LEA CLOSE
LEEDS, LS17 5DB

£650,000
FREEHOLD

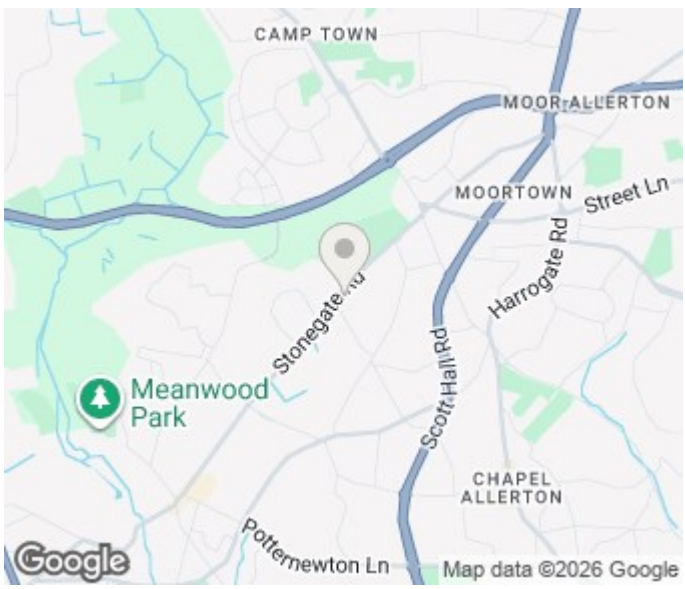
Monroe is proud to bring to market this striking design-led four bedroom detached home in LS17. Recently completed, this contemporary home provides high specification finishes and thoughtful design throughout and also located in an excellent school catchment location.

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Gross internal floor area (approx.): 173.5 sq m (1,867 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(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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