



## 1 LAWNSWOOD VALE

LEEDS, LS16 8GE

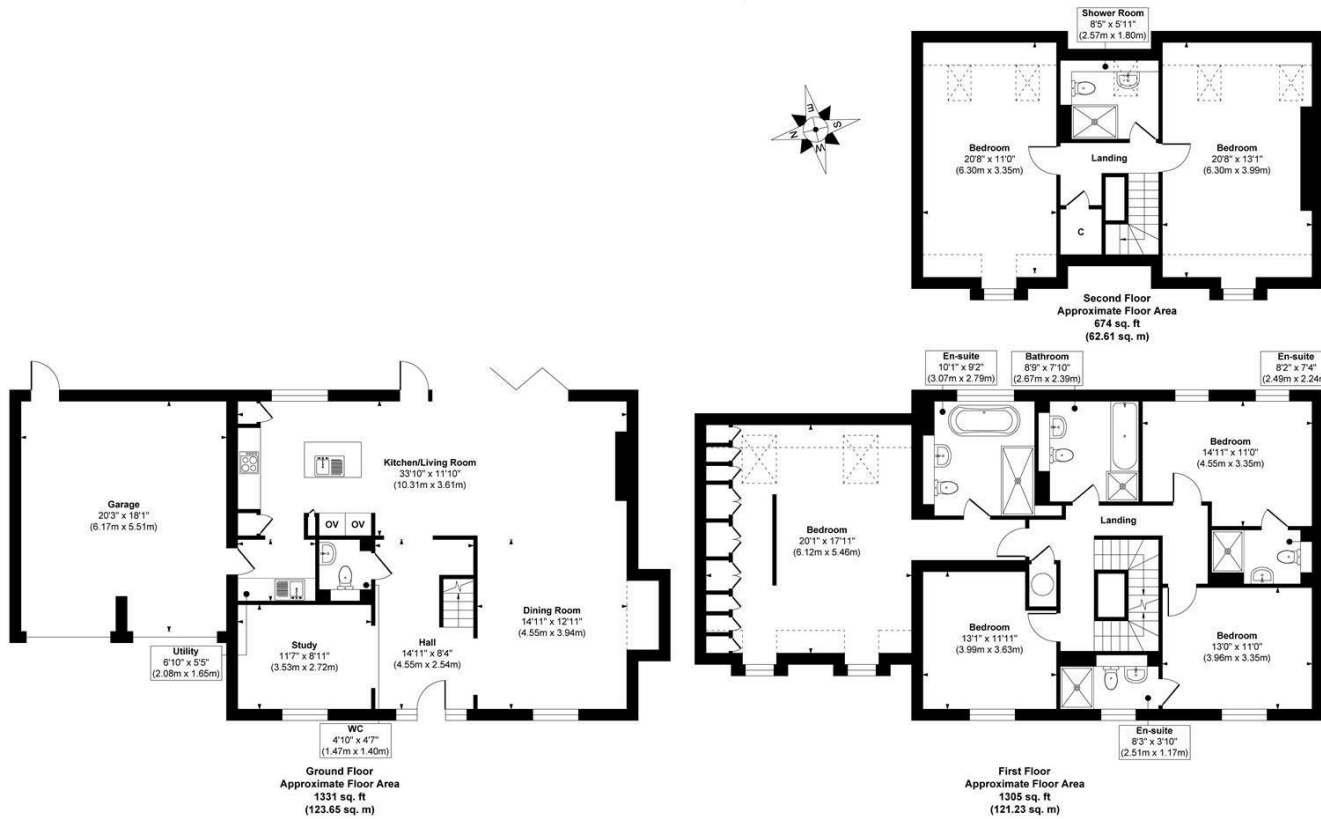
£1,250,000  
FREEHOLD

Occupying a generous plot within one of Adel's most desirable residential locations, this substantial Six bedroom detached family home extends to approximately 3,310 sq. ft. of beautifully arranged accommodation across three floors. Combining impressive proportions with exceptional versatility, the property is perfectly suited to modern family living, offering a wealth of reception space, extensive bedroom accommodation and two large integral garages.

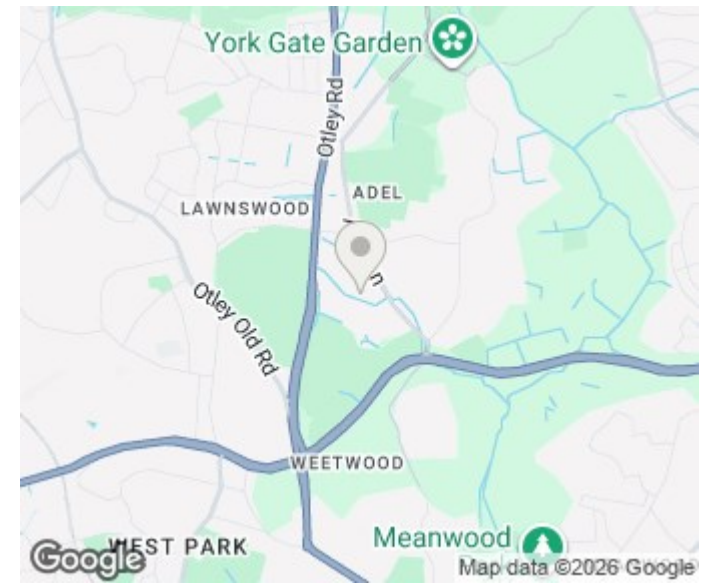
MONROE

SELLERS OF THE FINEST HOMES

# Lawnswood Vale, Adel



**Approx. Gross Internal Floor Area 3310 sq. ft / 307.49 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) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>92</b>
(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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