



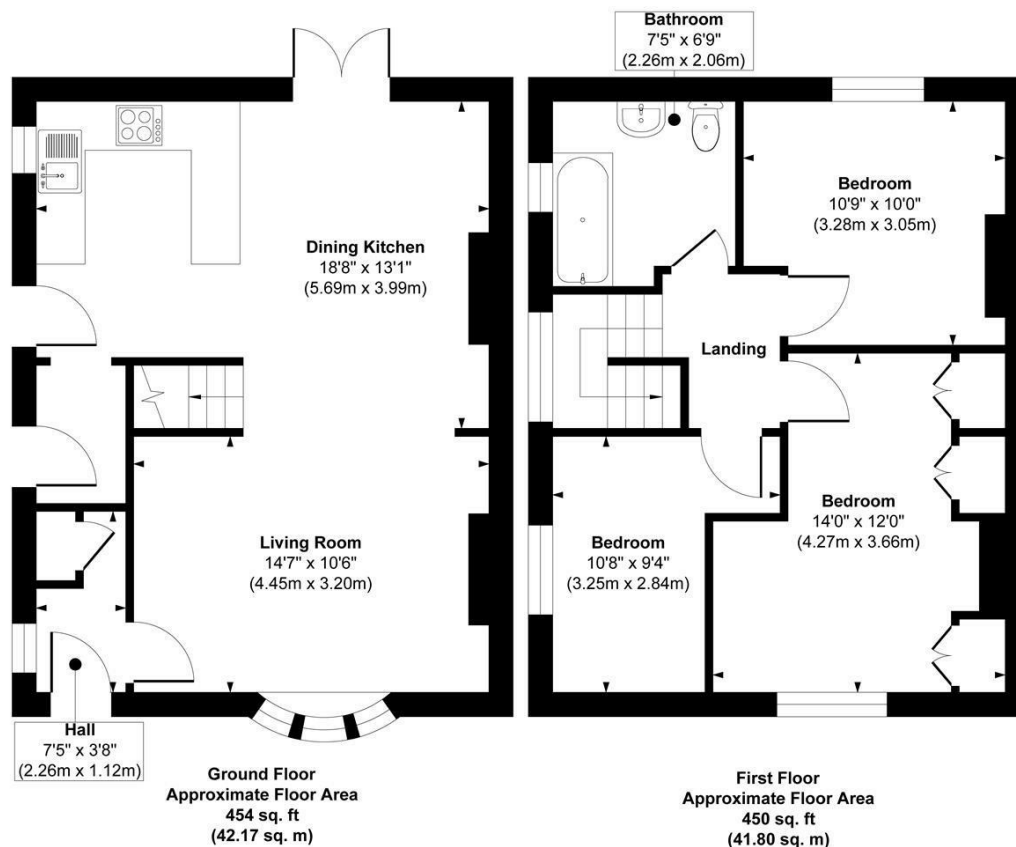
464 SHADWELL LANE  
LEEDS, LS17 8BA

£375,000  
FREEHOLD

Monroe is delighted to present this three bedroom property located in Shadwell. This highly sought-after area of Leeds is fantastically located near an abundance of amenities, top-rated schools, and fabulous scenic walks.

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**Approx. Gross Internal Floor Area 904 sq. ft / 83.97 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>		
(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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