



42 MANSION GATE DRIVE

LEEDS, LS7 4SY

£600,000
FREEHOLD

Monroe is delighted to present this impressive four-bedroom property, offering spacious and versatile accommodation that is perfectly suited to modern family living. Beautifully presented throughout and ready to move straight into, the property combines generous living spaces with well proportioned bedrooms, creating a comfortable and welcoming home for families of all sizes.

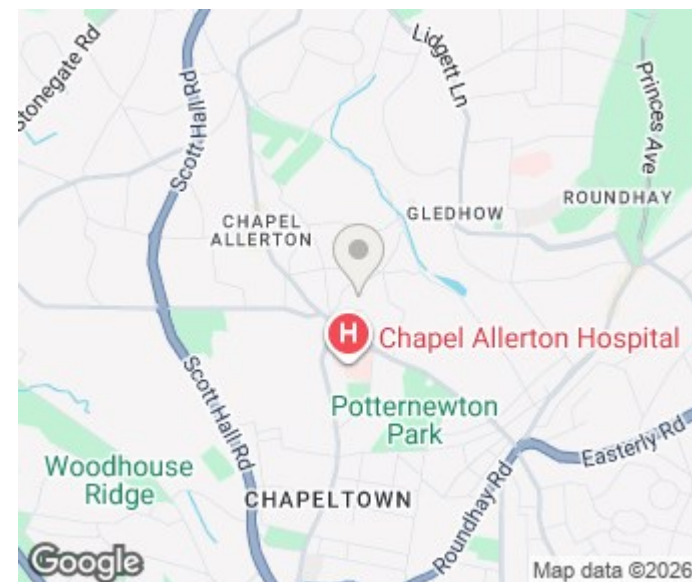
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Total Area: 161.0 m² ... 1733 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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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