



## 8 SOUTHFIELD DRIVE LEEDS, LS17 6RP

£700,000  
FREEHOLD

Monroe is delighted to present this impressive five-bedroom detached family home, beautifully extended and set on a substantial plot in the highly sought-after area of Moortown. The property benefits from excellent access to local amenities, outstanding schools, transport links, and green spaces.

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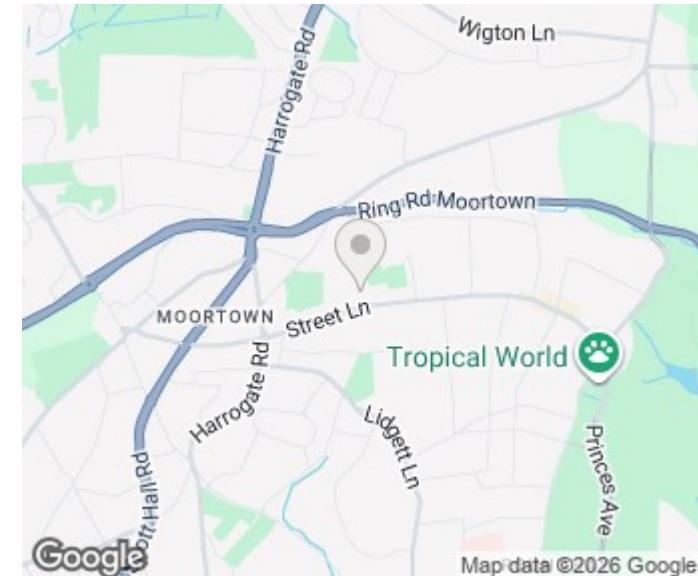
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### Approx. Gross Internal Floor Area 2124 sq. ft / 197.28 sq. m (Including Outbuildings)

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)	A		
(81-91)	B		
(69-80)	C	70	80
(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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