



ROSS TERRACE

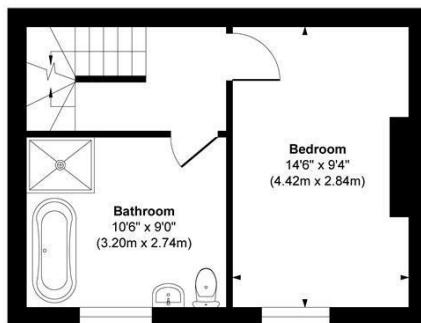
LS13 1BE

£200,000
FREEHOLD

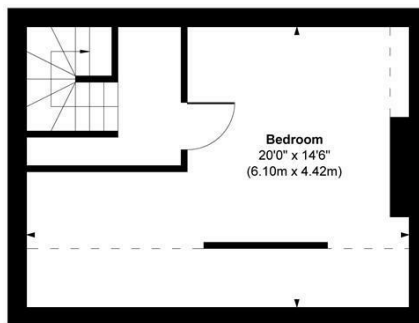
This deceptively spacious four-storey terraced home has been recently renovated throughout and offers an impressive blend of character, modern presentation and versatile living accommodation. Arranged over a ground floor, first floor, second floor and useful cellar level, the property is ideal for first-time buyers, professionals, growing families or investors seeking a move-in-ready home.

MONROE

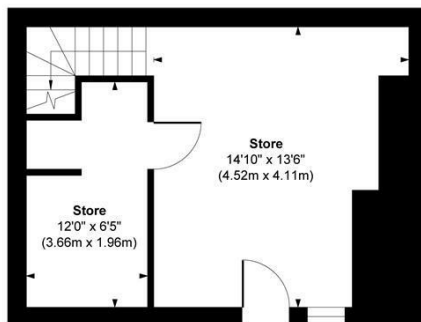
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First Floor
Approximate Floor Area
300 sq. ft
(27.87 sq. m)



Second Floor
Approximate Floor Area
300 sq. ft
(27.87 sq. m)



Cellar
Approximate Floor Area
300 sq. ft
(27.87 sq. m)



Ground Floor
Approximate Floor Area
300 sq. ft
(27.87 sq. m)

Approx. Gross Internal Floor Area 1200 sq. ft / 111.48 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) A		
(81-91) B		
(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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