



## 9 MONSON AVENUE

PUDSEY, LS28 5NP

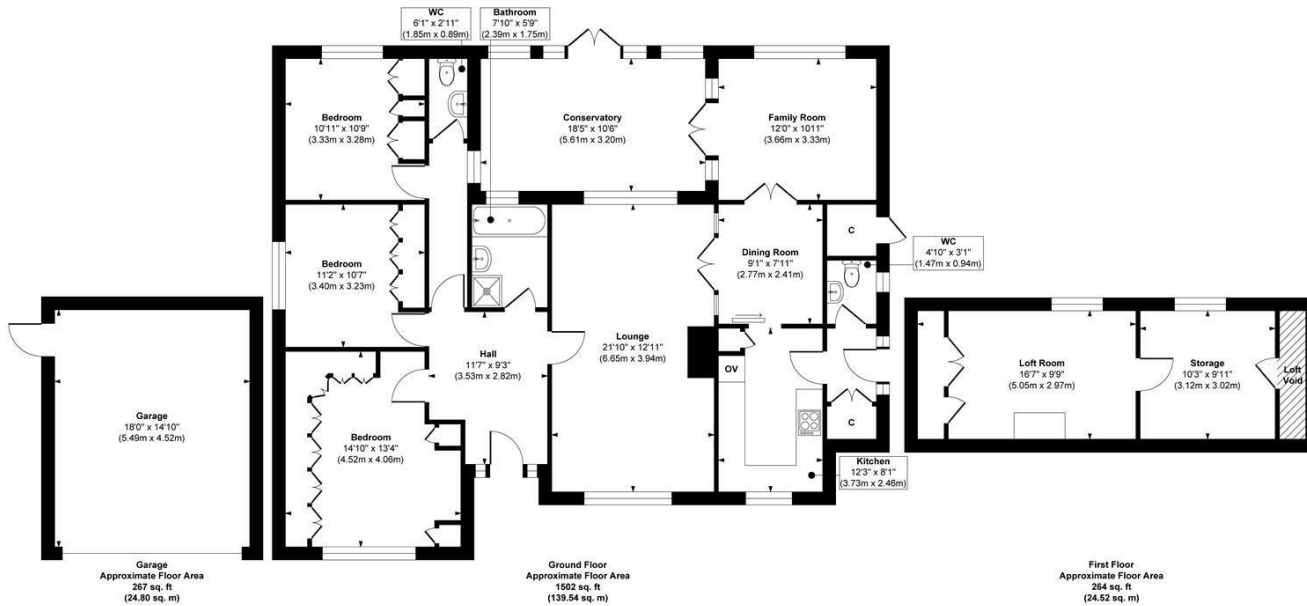
£850,000  
FREEHOLD

Monroe is delighted to present this charming and well-appointed three-bedroom bungalow, perfectly positioned on a generous plot of beautifully maintained green land. Offering a wonderful sense of privacy and tranquillity, the property enjoys a peaceful setting at the end of a quiet cul-de-sac, making it an ideal retreat from the hustle and bustle of everyday life.

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# Monson Avenue, Calverley



**Approx. Gross Internal Floor Area 2033 sq. ft / 188.86 sq. m (Including Garage)**

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>		<b>68</b>	<b>76</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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