



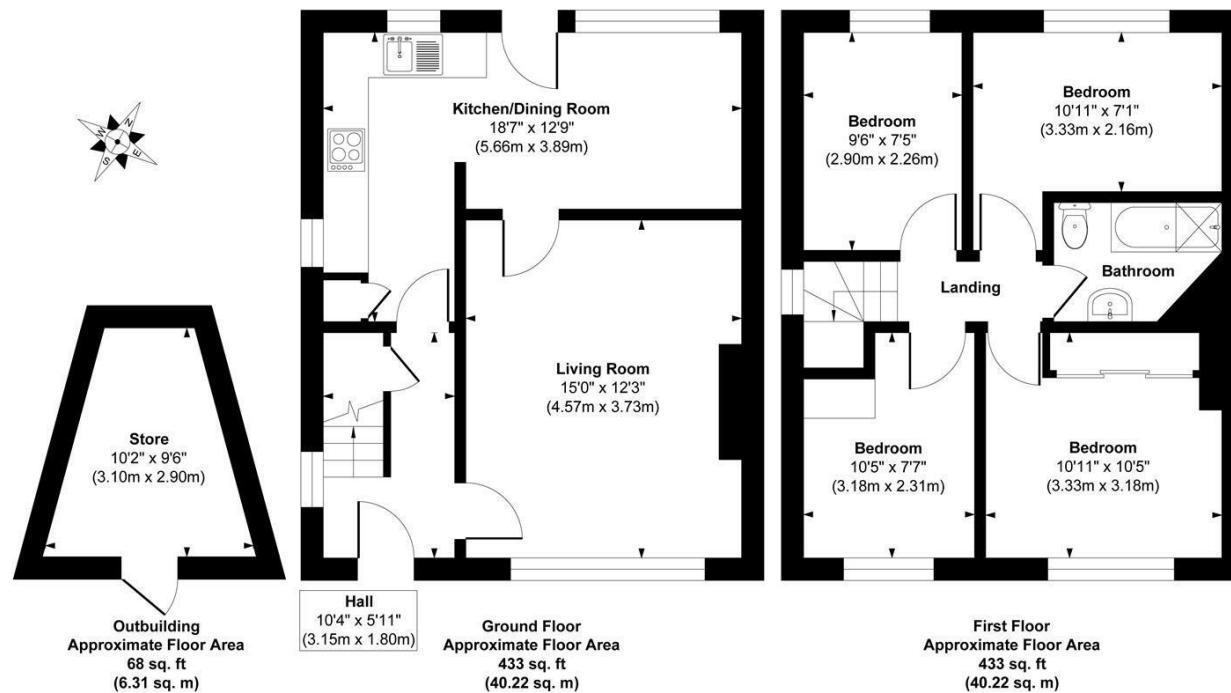
## 37 LEA FARM GROVE LEEDS, LS5 3QJ

**£269,500  
FREEHOLD**

Fantastic opportunity to buy this spacious four-bedroom semi-detached home on Lea Farm Grove in Kirkstall, which offers gated off-road parking, a private garden, and excellent potential to add value. Ideal for first-time buyers or investors, the property requires full modernisation and sits within walking distance of Kirkstall Abbey, Morrisons, and Kirkstall Forge train station. A rare chance to create a family home or rental investment in a sought-after LS5 location.

**MONROE**

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 934 sq. ft / 86.75 sq. m (Including Outbuilding)

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		84
(81-91)	B		68
(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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