



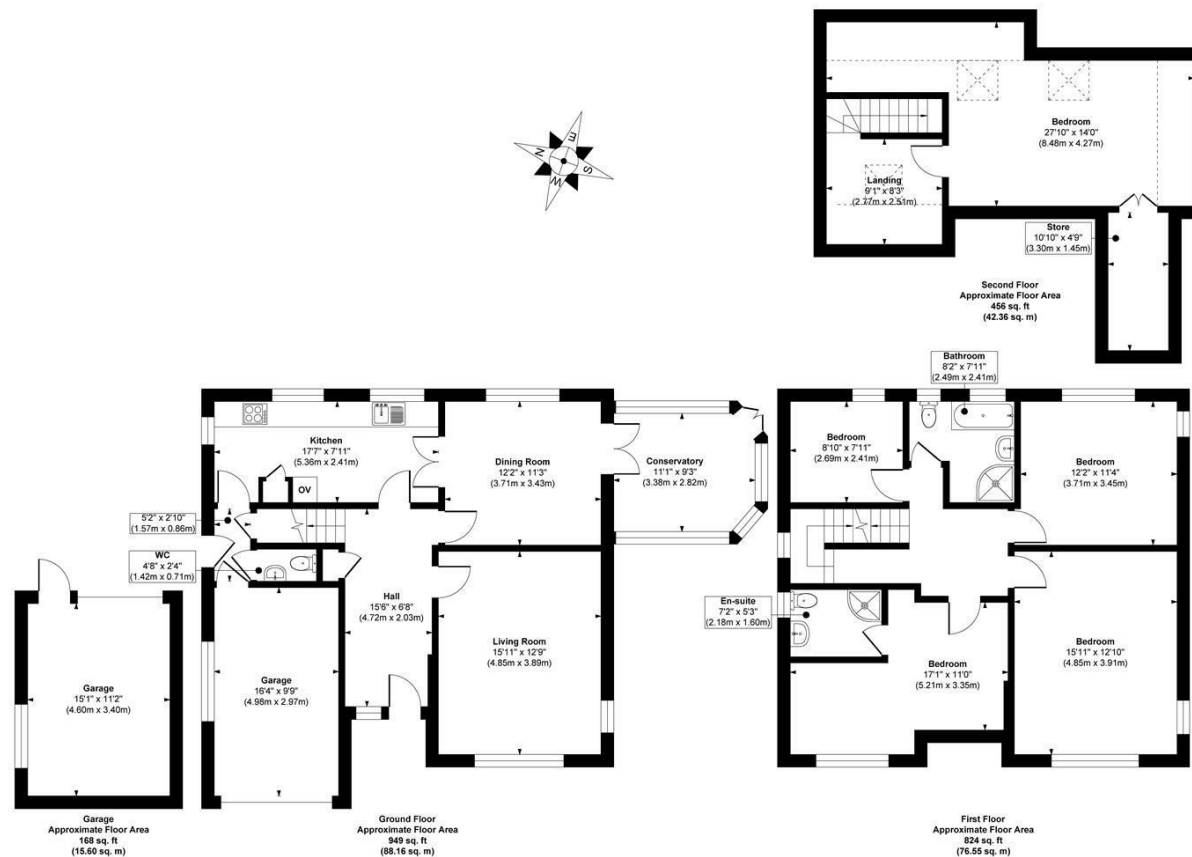
## 44 WATERLOO ROAD PUDSEY, LS28 7UJ

£2,600 PER MONTH

This substantial and versatile detached family home is thoughtfully arranged across three floors, offering spacious and flexible accommodation ideal for modern family living. Featuring generous reception areas, well-proportioned bedrooms, and a range of practical ancillary spaces, the property perfectly balances comfort, functionality, and versatility throughout.

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**Approx. Gross Internal Floor Area 2397 sq. ft / 222.67 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>                            |                            |           |
| (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<br>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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