



4 GRANGE COURT

LEEDS, LS17 7TX

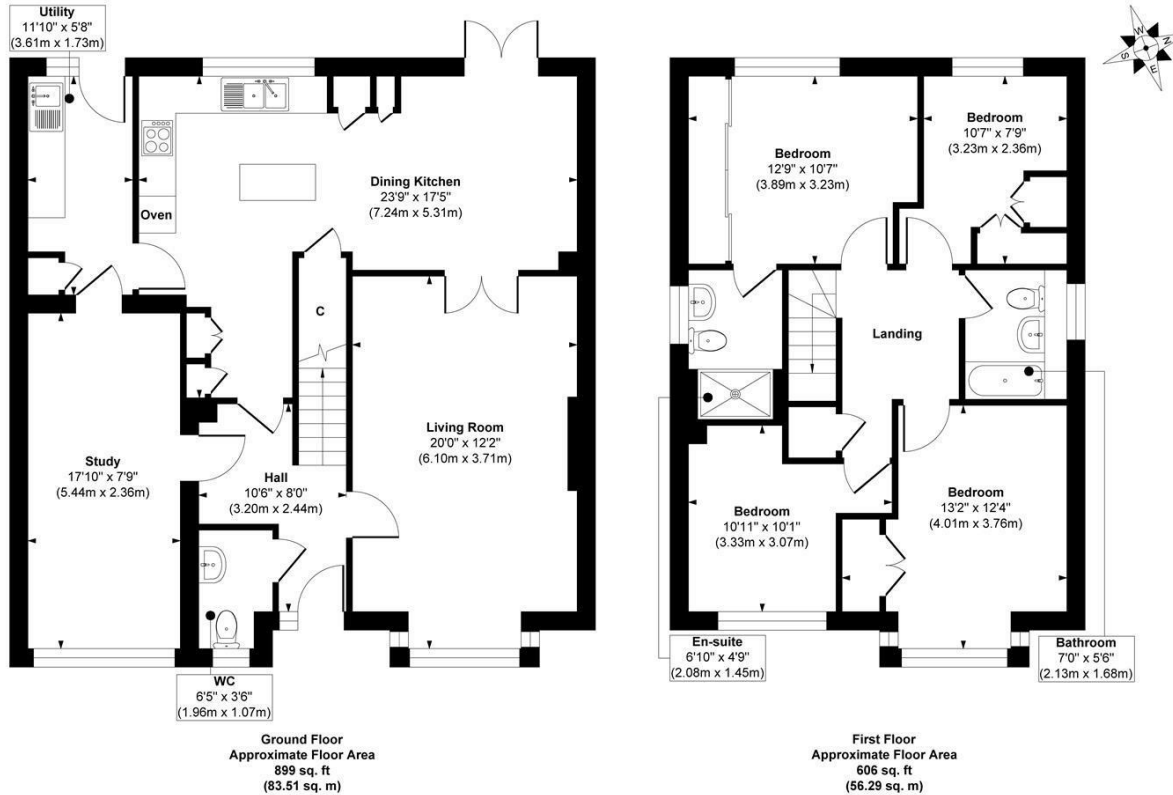
£599,995
FREEHOLD

Monroe is delighted to present this generously proportioned four-bedroom home, it offers approximately 1,505 sq. ft. of well-planned living space, perfectly suited to modern family life. Combining spacious reception rooms with flexible accommodation, the property provides an ideal balance of open-plan living and practical everyday functionality.

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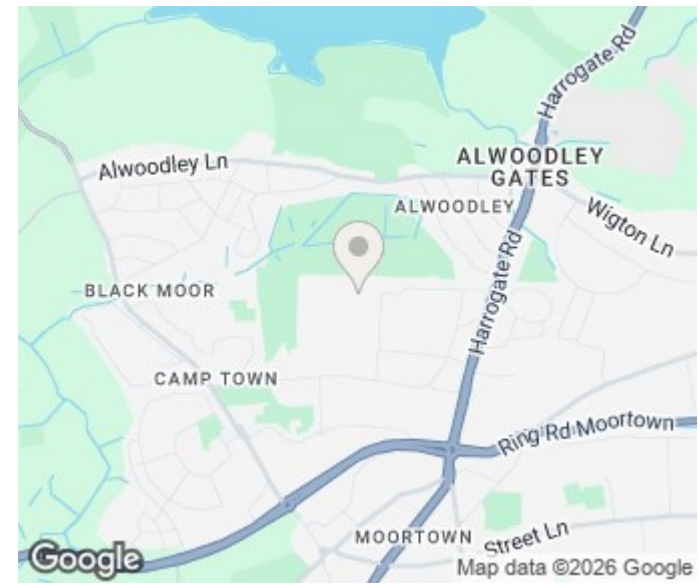
Grange Court, Leeds



Approx. Gross Internal Floor Area 1505 sq. ft / 139.80 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		71	80
(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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