



44 SANDHILL OVAL

LEEDS, LS17 8EA

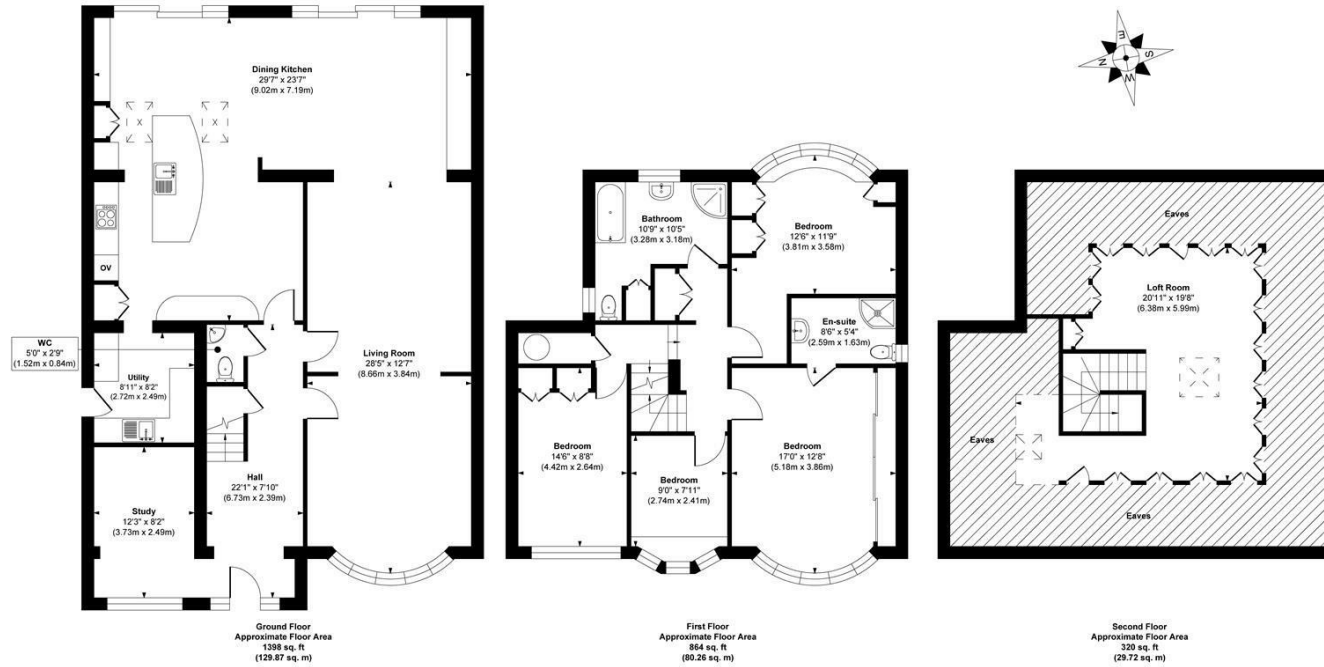
£850,000
FREEHOLD

Extending to approximately 2,582 sq. ft. (excluding the eaves), this impressive four-bedroom detached home offers spacious, versatile accommodation, featuring a stunning open-plan dining kitchen, dedicated study and substantial loft room, making it ideal for modern family living.

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Sandhill Oval, Leeds



Approx. Gross Internal Floor Area 2582 sq. ft / 239.85 sq. m (Excluding Eaves)

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	68	73
(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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