



49 FEARNVILLE MOUNT

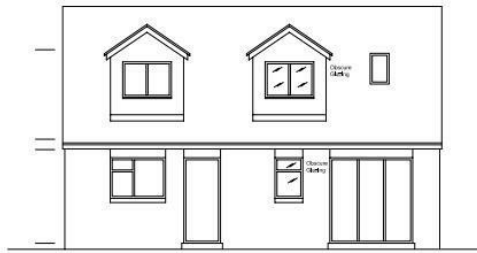
LEEDS, LS8 3DW

£125,000
FREEHOLD

Set in a prime North Leeds location, this appealing parcel of land offers a rare opportunity to acquire a site with exciting potential, offered with full planning consent for a 3 bedroom home.

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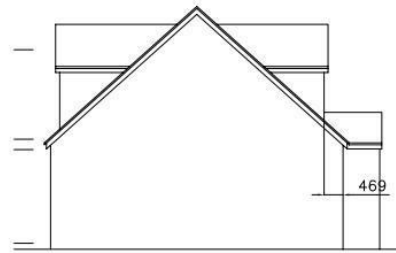
SELLERS OF THE FINEST HOMES



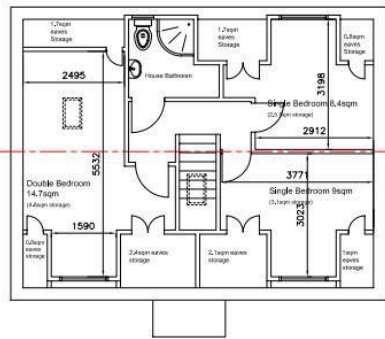
Proposed Rear Elevation
1:100@A1



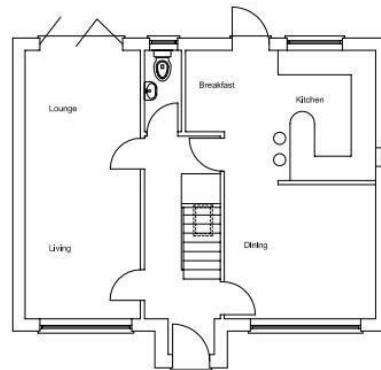
Proposed Front Elevation
1:100@A1



Proposed Side Elevation 1:100@A1



Proposed First Floor 1:100@A1



Proposed Ground Floor 1:100@A1



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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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