



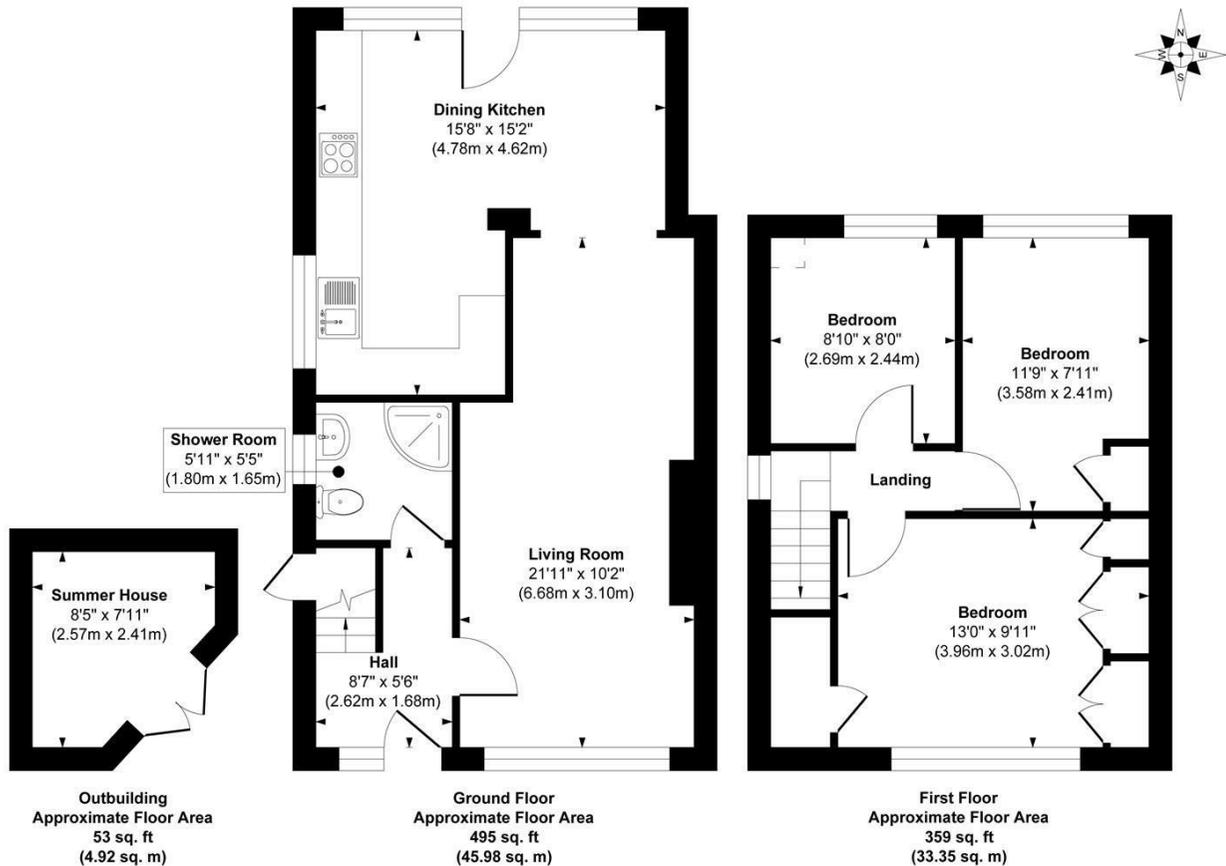
52 PRIMLEY PARK LANE  
LS17 7LS

£350,000  
FREEHOLD

Monroe is delighted to introduce this beautifully presented three-bedroom semi-detached property, perfectly located in the heart of Alwoodley with excellent access to local shops, schools, and amenities.

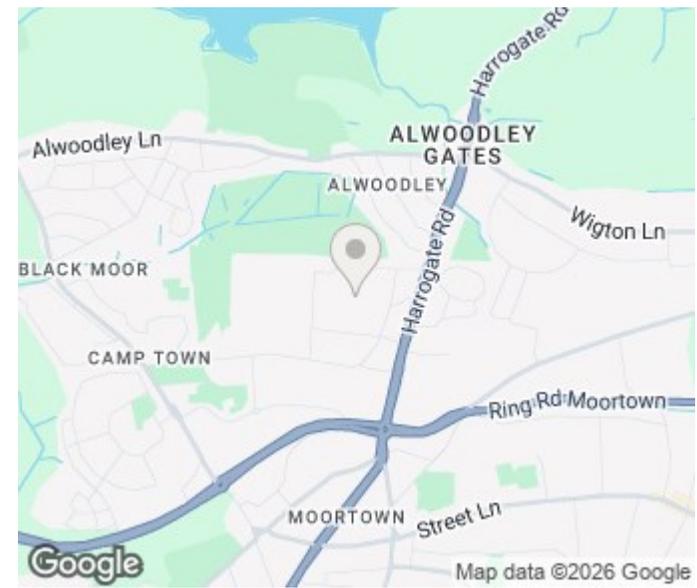
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**Approx. Gross Internal Floor Area 907 sq. ft / 84.25 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		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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**MONROE**

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