



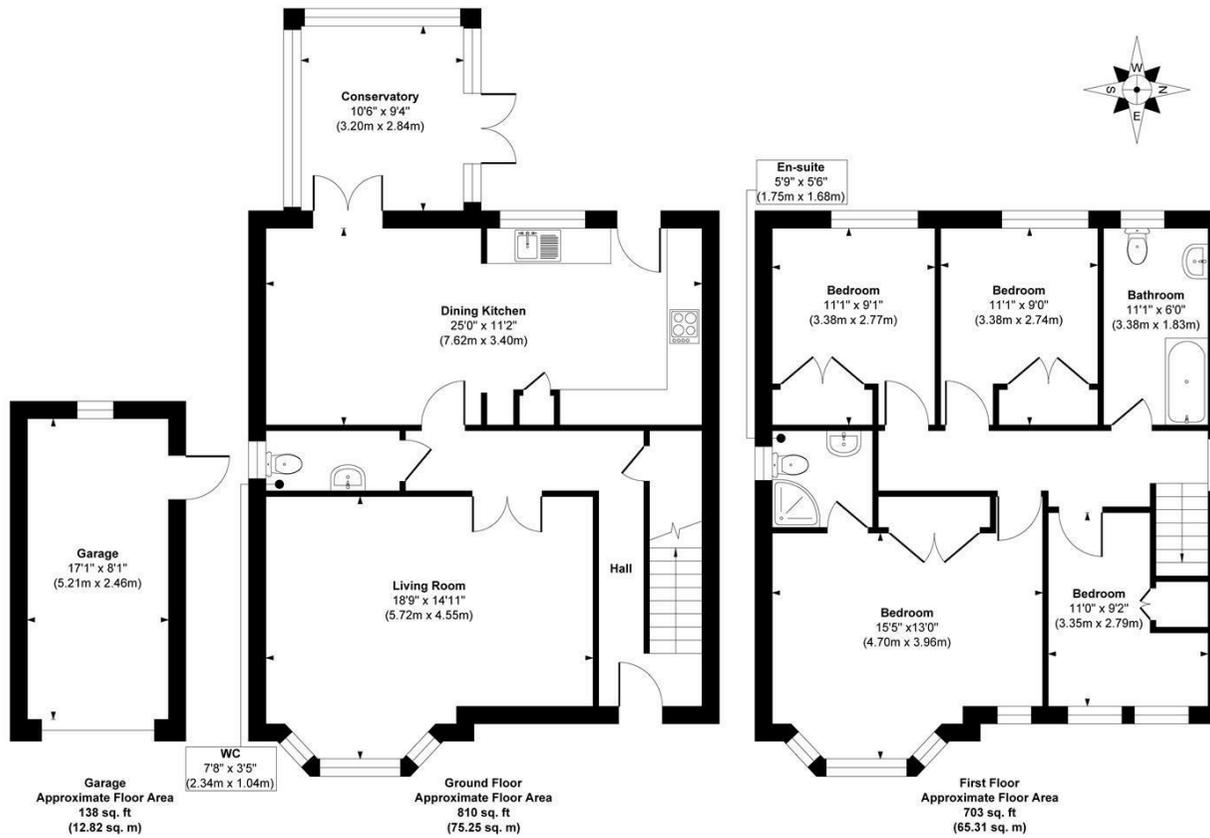
## 112B BLUE HILL LANE LEEDS, LS12 4NY

£480,000  
FREEHOLD

Set within a private gated cluster of just three detached homes, this spacious four-bedroom stone-built property on Bluehill Lane offers an excellent opportunity for family living. Boasting a large living area, generous kitchen, four well-proportioned double bedrooms, a detached garage, driveway and a substantial garden, the home provides both space and versatility. Well-presented throughout, it also offers fantastic potential for buyers to modernise and add their own stamp. Ideally located in Wortley with easy access to local amenities, schools and transport links, this is a superb family home in a sought-after setting.

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**Approx. Gross Internal Floor Area 1651 sq. ft / 153.38 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		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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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