



11 LYNWOOD AVENUE

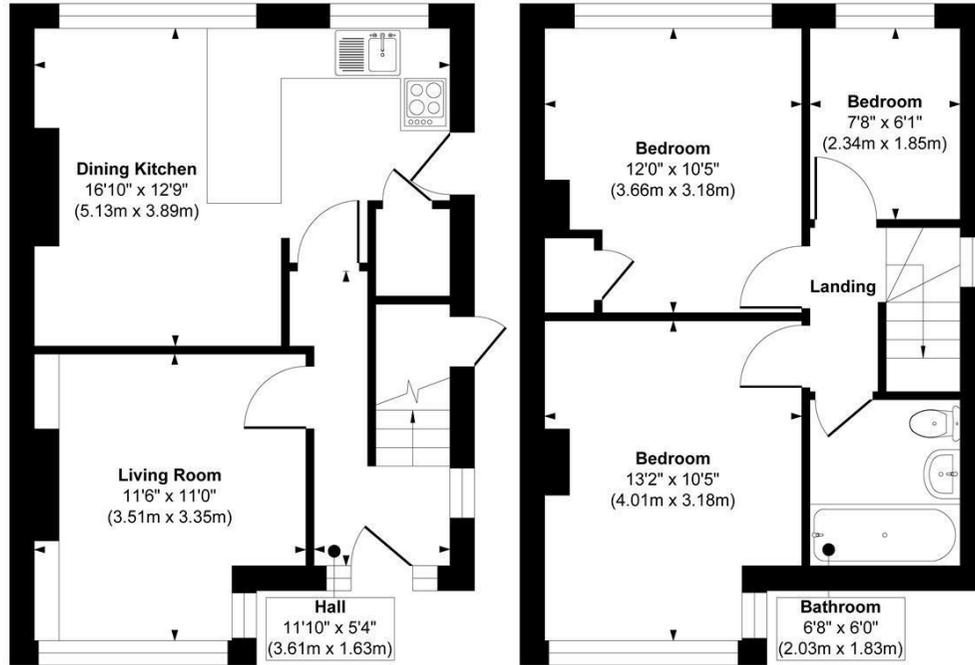
LEEDS, LS26 8LH

£265,000
FREEHOLD

A well-presented three-bedroom semi-detached home on Lynwood Avenue in Woodlesford, offering generous living space and a west-facing garden, perfect for first-time buyers or growing families, all within easy reach of the town centre.

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Ground Floor
Approximate Floor Area
387 sq. ft
(35.95 sq. m)

First Floor
Approximate Floor Area
387 sq. ft
(35.95 sq. m)

Approx. Gross Internal Floor Area 774 sq. ft / 71.90 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	76
	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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