



## 6 CLIFF OAKS

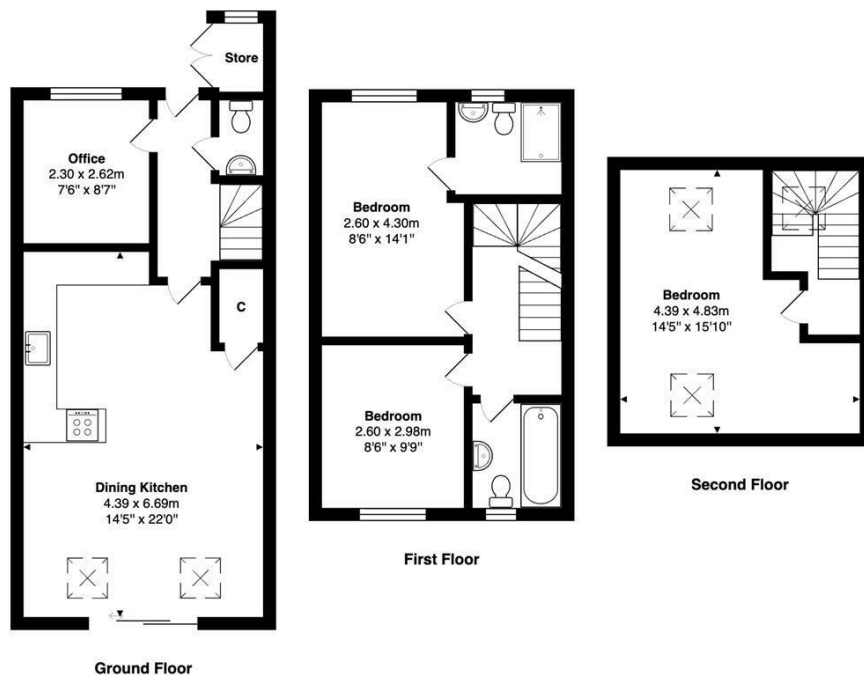
LEEDS, LS12 4FG

£325,000  
FREEHOLD

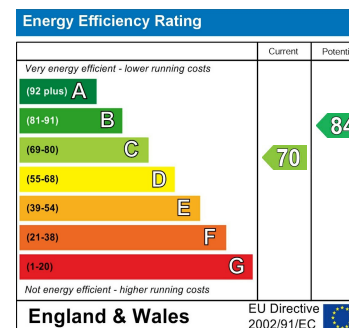
An impressive four-bedroom townhouse situated within the exclusive gated Cliff Oaks development, set in the historic grounds of the Grade II listed Cliff House. Arranged over three floors, the property boasts spacious open-plan living, a modern fitted kitchen, four double bedrooms, a principal bedroom with en-suite, and a versatile additional reception room. Externally, there is a private rear garden and two allocated parking spaces. Further benefits include app-controlled electric heating, an EPC rating of C and convenient access to Leeds city centre and the motorway network.

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Total Area: 96.6 m<sup>2</sup> ... 1040 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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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