



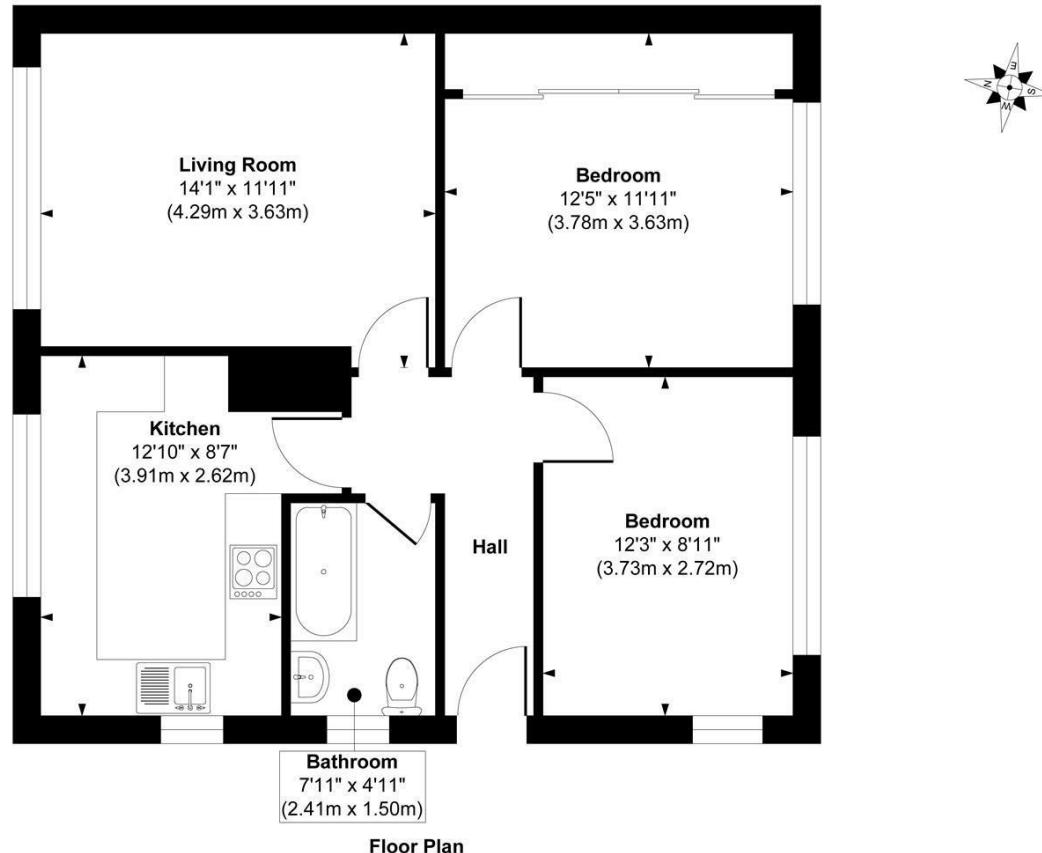
## 7 WINDSOR CRESCENT LEEDS, LS26 0LN

£140,000  
LEASEHOLD

A beautifully presented and highly individual two double bedroom first-floor apartment, offering a rare combination of private off-street parking and a private enclosed rear garden. The property is well maintained throughout with modern PVCu double glazing and additionally benefits from an internal attic room with further potential, subject to the necessary consents. Conveniently located close to Rothwell town centre and local amenities, this unique home represents an excellent opportunity for buyers seeking space, privacy, and future potential.

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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		72	77
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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