



WOODLANDS OLD LANE

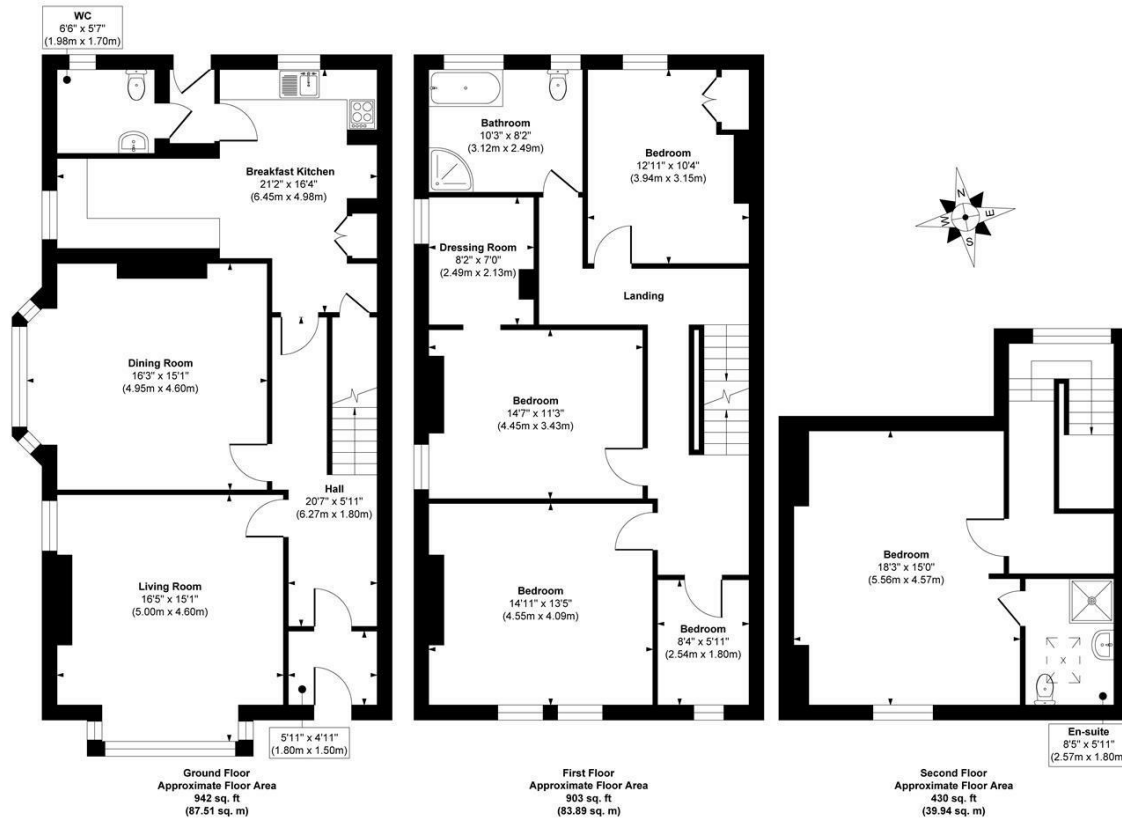
LEEDS, LS11 8DZ

£275,000
FREEHOLD

A substantial 5 bedroom semi-detached property in a popular Beeston location, offering excellent potential for refurbishment and development. Requiring full modernisation, the property sits on a generous plot with a large rear garden, providing scope to extend or build (subject to planning). Previously used as an HMO, it presents a fantastic opportunity for developers, landlords, and builders alike. Ideally located close to local amenities and transport links, the property will be sold with vacant possession.

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Approx. Gross Internal Floor Area 2275 sq. ft / 211.34 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		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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