



2 BREARY LANE EAST

LEEDS, LS16 9BJ

£695,000
FREEHOLD

THE IMAGES USED IN THIS LISTING ARE CGI AND NOT AN ACCURATE REPRESENTATION OF THE CURRENT PROPERTY, BUT THE DEVELOPMENT OPPORTUNITY IT OFFERS

Rare opportunity in the heart of Bramhope on 0.44 acres, offering huge potential to create a stunning family home. Over 1,500 sq. ft. of versatile accommodation ready to transform.

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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	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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