



## 2 BRANDON TERRACE

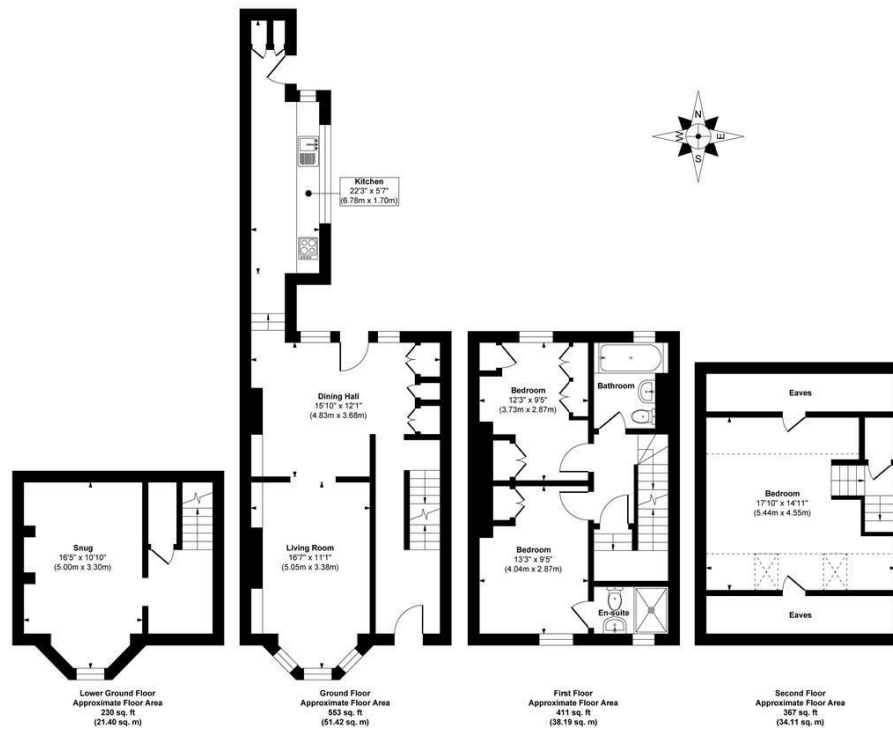
LEEDS, LS17 8AT

£535,000  
FREEHOLD

Welcome to 2 Brandon Terrace, a beautiful three-bedroom Victorian terrace, tucked away in a peaceful, secluded spot at the end of Wigton Lane. This charming home combines classic character with modern luxury, whilst offering easy access to nearby amenities.

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**Approx. Gross Internal Floor Area 1561 sq. ft / 145.12 sq. m (Including Eaves)**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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