

## 1 BROOKHILL AVENUE

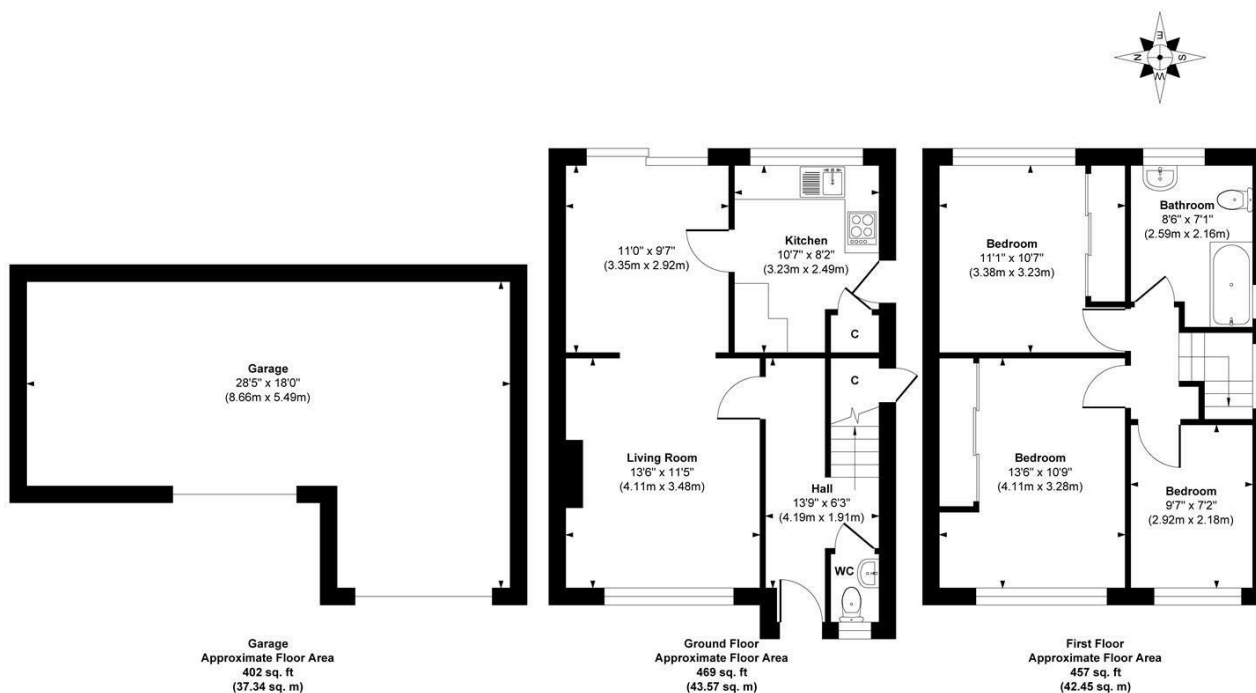
LEEDS, LS17 8QA

£340,000  
FREEHOLD

Nestled in one of North Leeds' most sought-after suburbs, 1 Brookhill Avenue is a stunning three-bedroom semi-detached home dating back to the 1960s, offering a fantastic opportunity for family living in the desirable Alwoodley area. Known for its exceptional quality of life, top-rated local schools, and an abundance of amenities, this property provides an ideal setting for comfortable modern living.

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**Approx. Gross Internal Floor Area 1328 sq. ft / 123.36 sq. m (Including Garage)**

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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