



1 VALLEY CLOSE

LEEDS, LS17 7NN

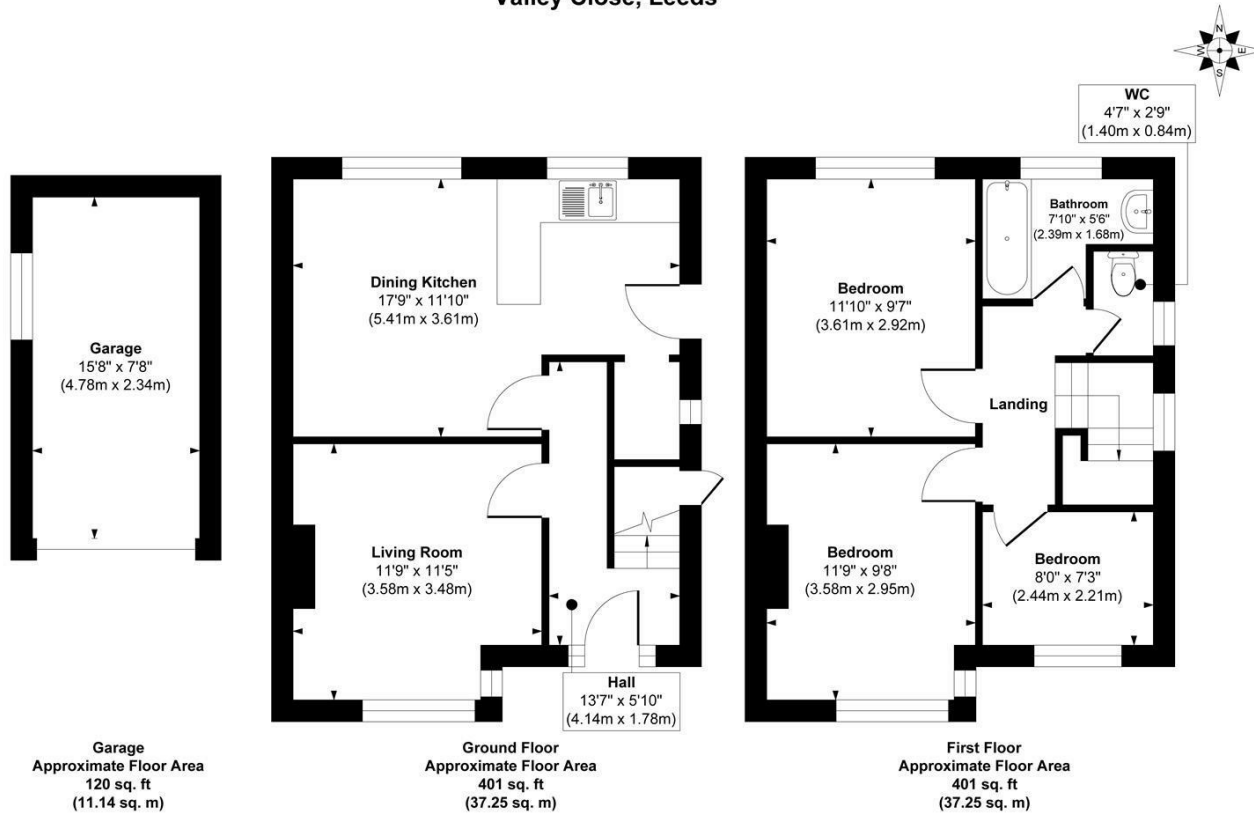
£375,000
FREEHOLD

Occupying a commanding corner plot within a tranquil Alwoodley cul-de-sac, 1 Valley Close is a premier three-bedroom residence that perfectly encapsulates modern family living. Offered to the market chain-free, this property provides a seamless purchase opportunity in one of North Leeds' most prestigious residential enclaves.

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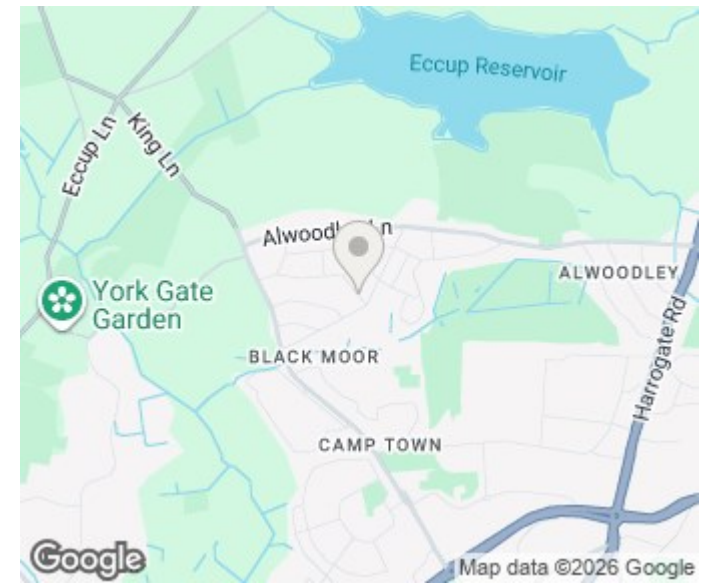
Valley Close, Leeds



Approx. Gross Internal Floor Area 922 sq. ft / 85.64 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) A			
(81-91) B			
(69-80) C			75
(55-68) D		55	
(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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