



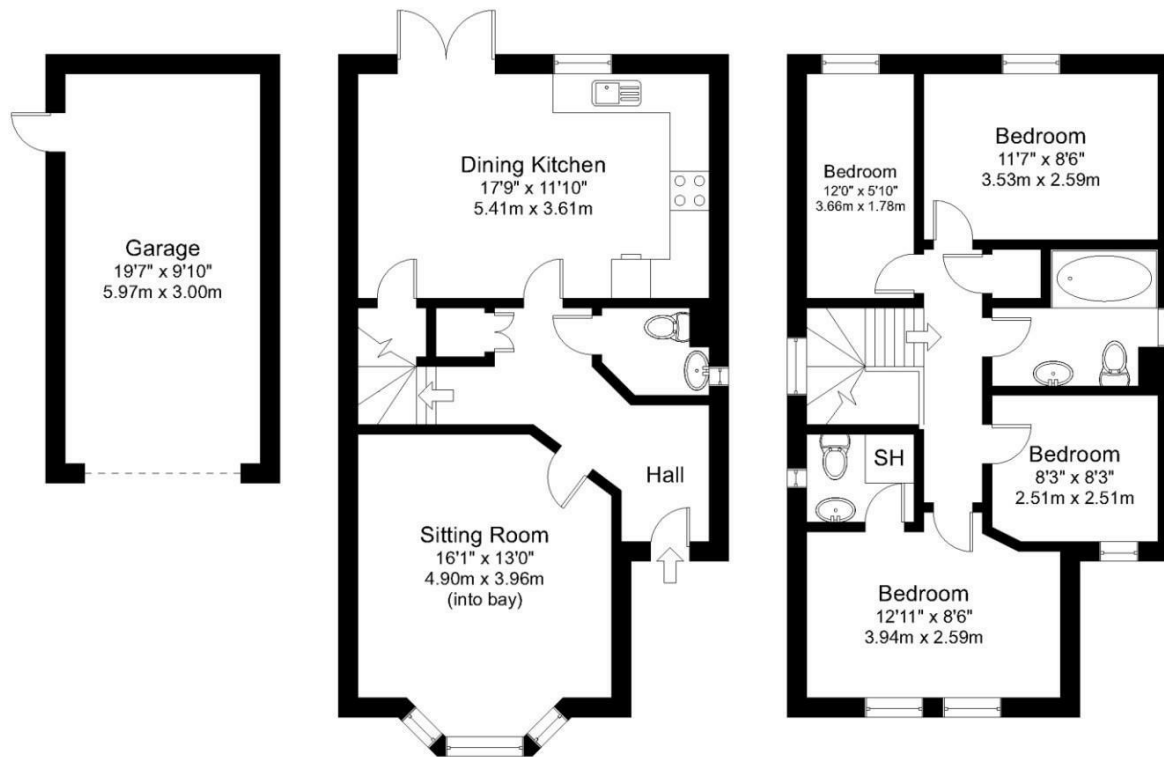
34 FALLING FOSS WAY,
LEEDS, LS16 9FP

£469,950
FREEHOLD

Looking for a turn key ready home? This stylish four bedroom detached home with south facing garden might just be for you!

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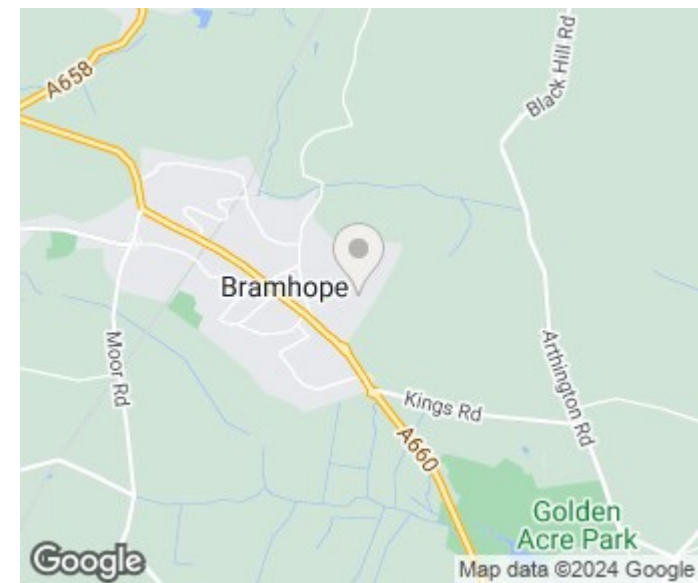
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Ground Floor

First Floor

Gross internal floor area excluding Garage (approx.): 100.5 sq m (1,082 sq ft)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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