



126 BIRCHWOOD HILL

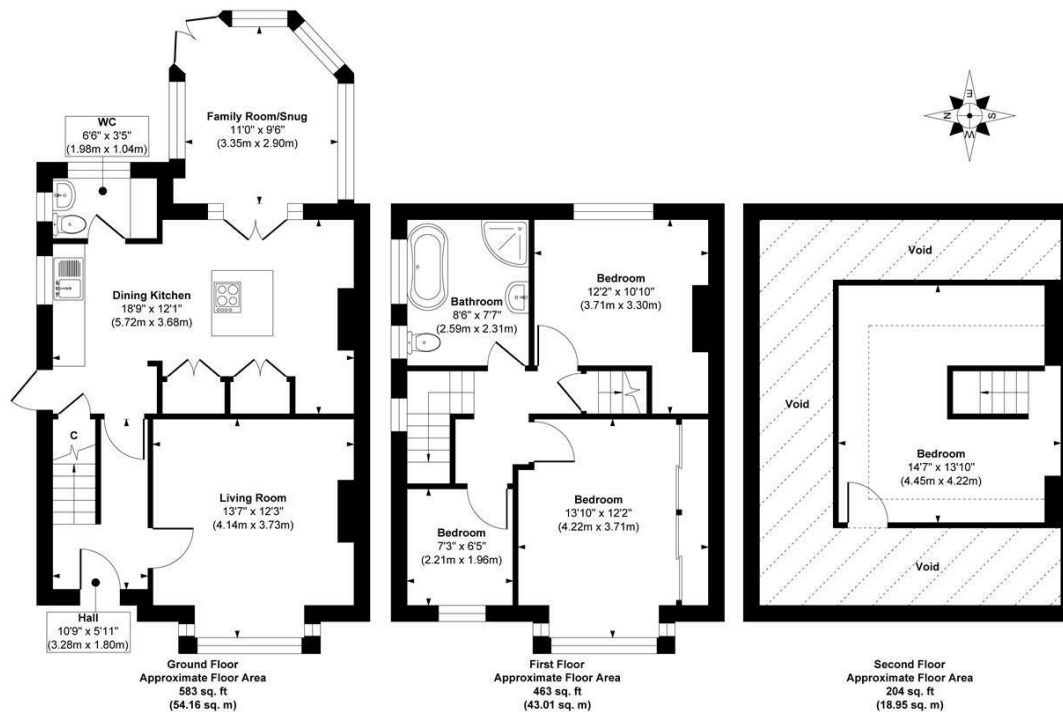
LEEDS, LS17 8NS

£450,000
FREEHOLD

Welcome to 126 Birchwood Hill, an exceptional four-bedroom semi-detached home situated in the highly sought-after North Leeds suburb of Shadwell. This property is a true gem and ready to move into.

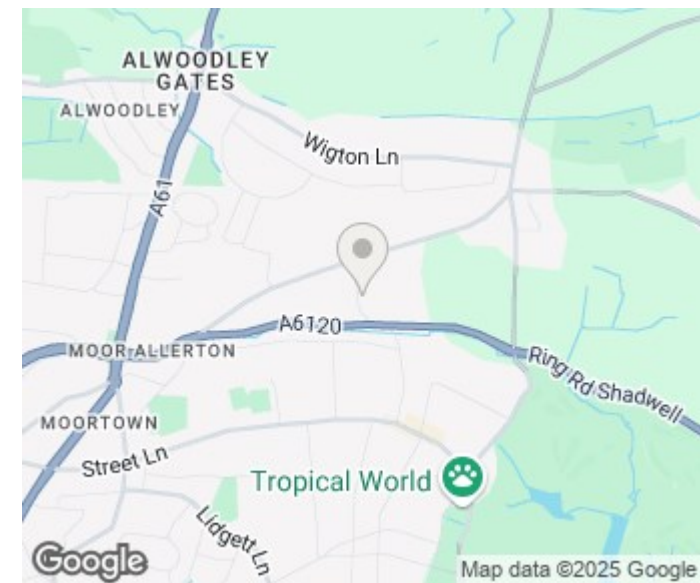
MONROE

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Approx. Gross Internal Floor Area 1250 sq. ft / 116.12 sq. m

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		
(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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