



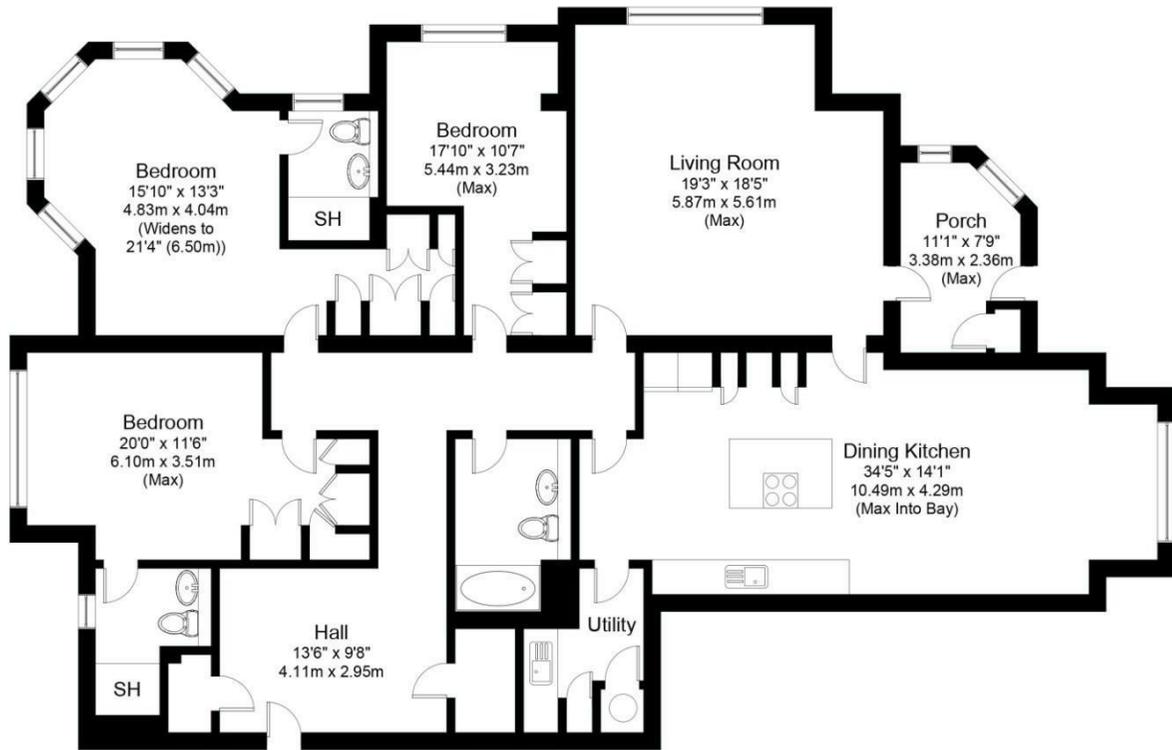
## EDEN HOUSE ALWOODLEY LANE LEEDS, LS17 7DN

£800,000  
LEASEHOLD

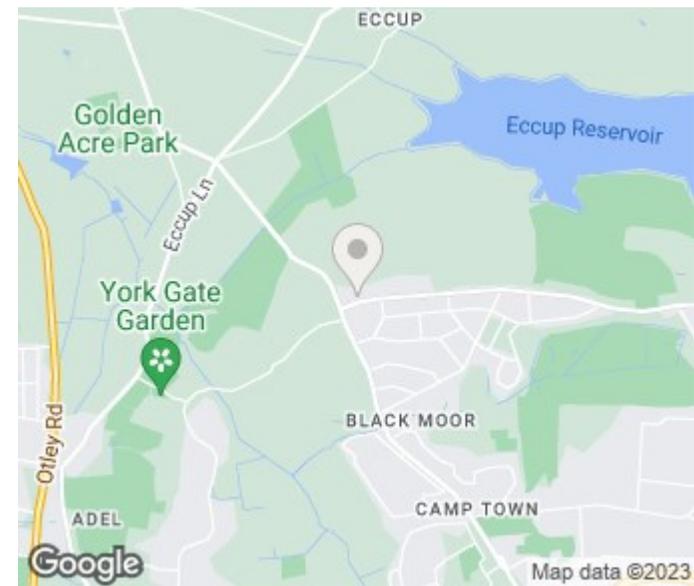
With over 2,000 Sqft, this GROUND FLOOR apartment is just three years old and in immaculate condition. Providing 3 Bedrooms, 3 bathrooms, a modern open-plan kitchen and many high specification features this is not to be missed!

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Gross internal floor area (approx.): 188.1 sq m (2,025 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		87	87
(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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