



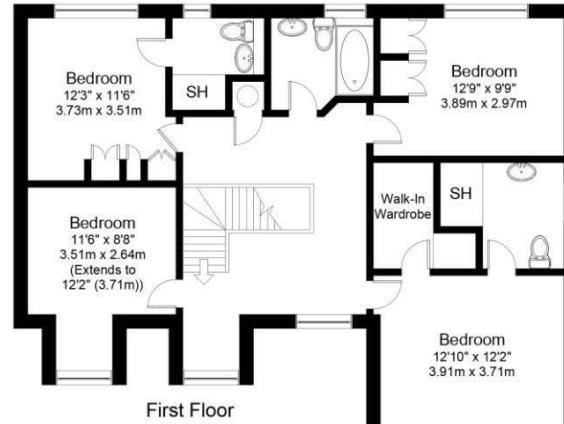
**11 WIKE RIDGE FOLD
LEEDS, LS17 9NT**

**£800,000
FREEHOLD**

If you are looking for the perfect detached family home that has been extended and is very well presented, look no further! Offering four double bedrooms it is an exceptional home to raise a family.

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Gross internal floor area including garage (approx.): 229.6 sq m (2,472 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)	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		79	84
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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