



## 1 PLANE TREE CROFT

LEEDS, LS17 8UQ

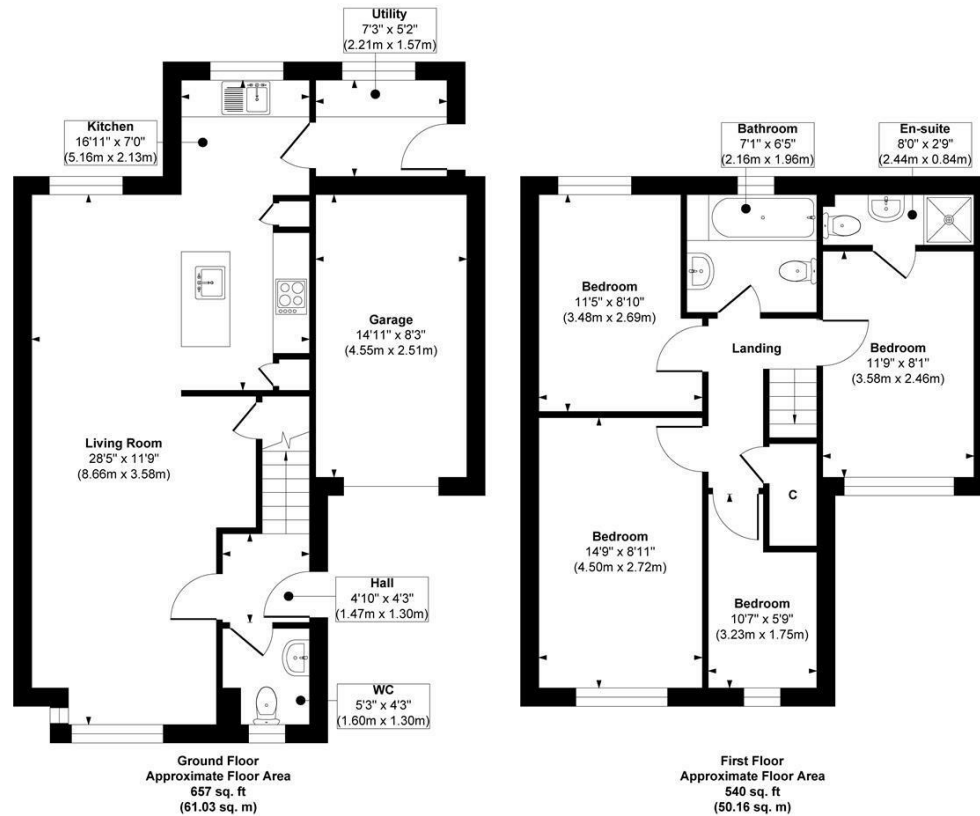
£475,000  
FREEHOLD

Offering an impressive balance of generous living space and practical family accommodation, this well-designed four-bedroom home extends to approximately 1,197 sq. ft., including the integral garage. Thoughtfully arranged over two floors, the property combines bright open-plan living with versatile bedrooms, making it an ideal choice for growing families or those looking for flexible modern living.

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**Approx. Gross Internal Floor Area 1197 sq. ft / 111.19 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			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
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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