



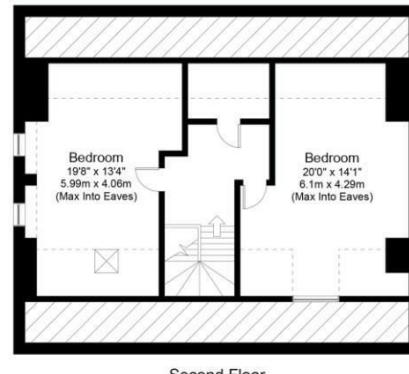
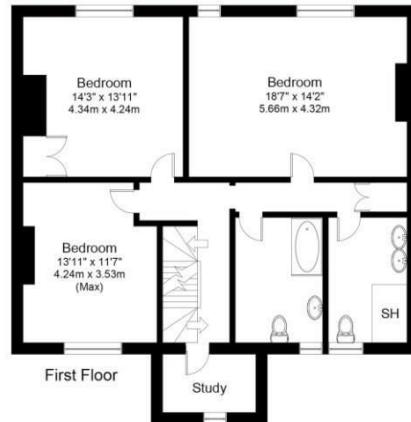
**SOUTH WILLOWS ADEL WILLOWS, OTLEY ROAD
LEEDS, LS16 8AF**

**£725,000
FREEHOLD**

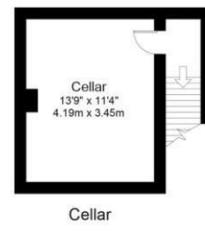
South Willows is an exceptional period property, set behind electric gates within a private enclave of just five homes. Offer almost 3,000 Sqft and further potentially, this is a must view.

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Gross internal floor area including cellar & eaves (approx.): 258.1 sq m (2,778 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
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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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