



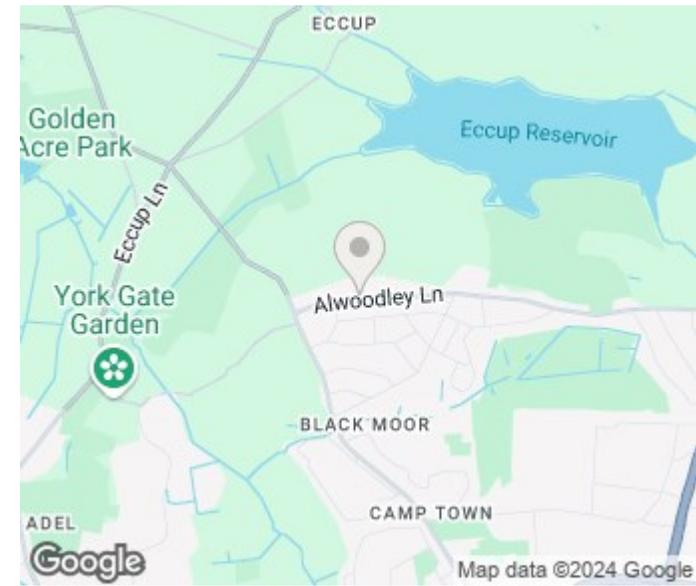
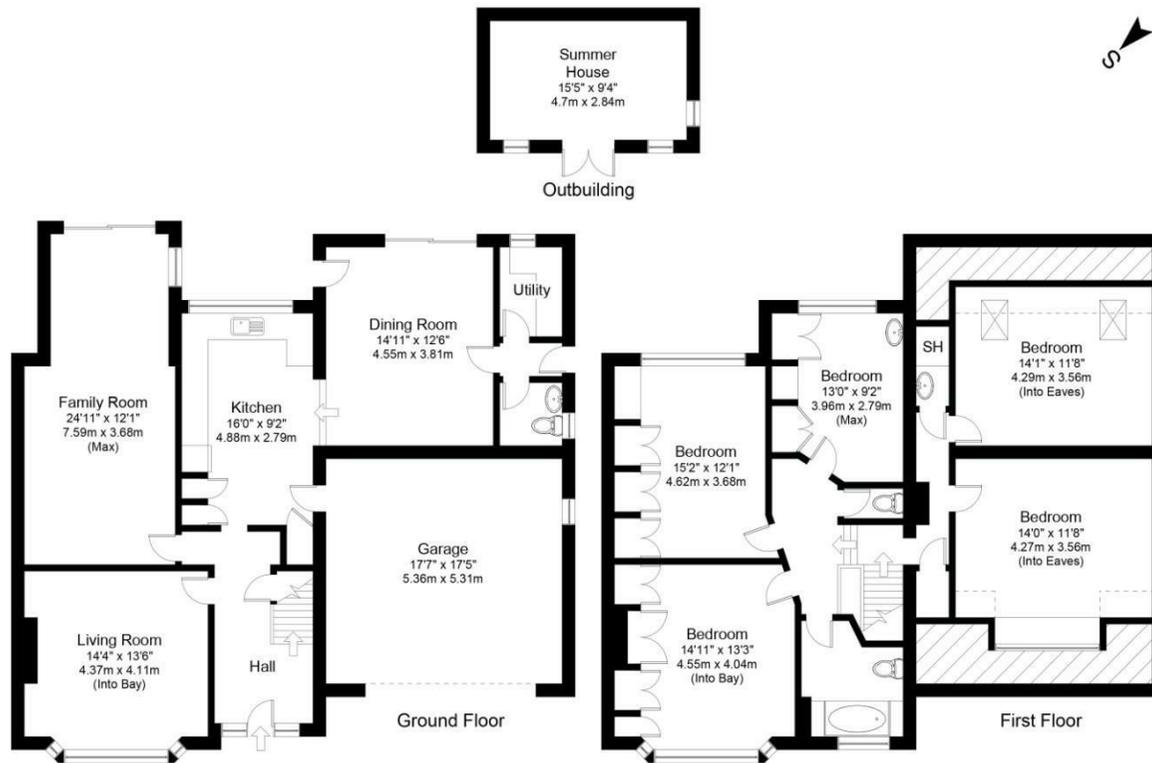
11 ALWOODLEY LANE
LEEDS, LS17 7PU

£725,000
FREEHOLD

Looking for an ideal family home on Alwoodley Lane? Look no further! This spacious and inviting property is perfect for your family's needs and includes planning permission to create your dream home!

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Main House Gross internal floor area including garage & eaves (approx.): 232.4 sq m (2,501 sq ft)
 Outbuilding Gross internal floor area (approx.): 12.5 sq m (135 sq ft)
 Combined Gross internal floor area (approx.): 244.9 sq m (2,636 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			74
(55-68) D		52	
(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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