



## 3 SHERBOURNE DRIVE

LEEDS, LS6 4QX

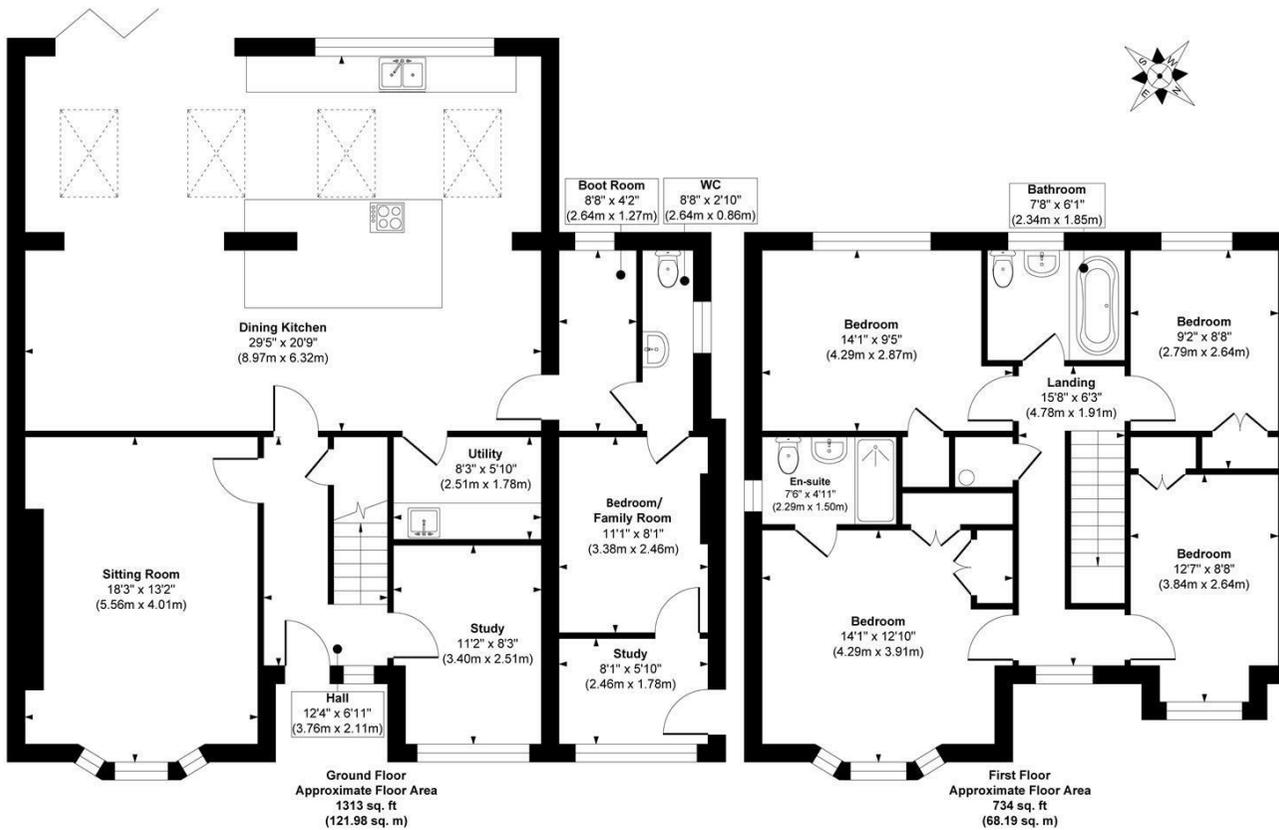
£699,950  
FREEHOLD

DUE TO SIGNIFICANT INTEREST- VIEWING DAY WITH SAM KELLEGHER ON THE 20TH JULY 12 NOON ONWARDS.

**\*\*MAGNIFICENT 4/5 BEDROOM DETACHED HOME\*\*** Explore this EXTENDED family home situated in a fantastic location.

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**Approx. Gross Internal Floor Area 2047 sq. ft / 190.17 sq. m**  
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		70	75
(55-68) D			
(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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