



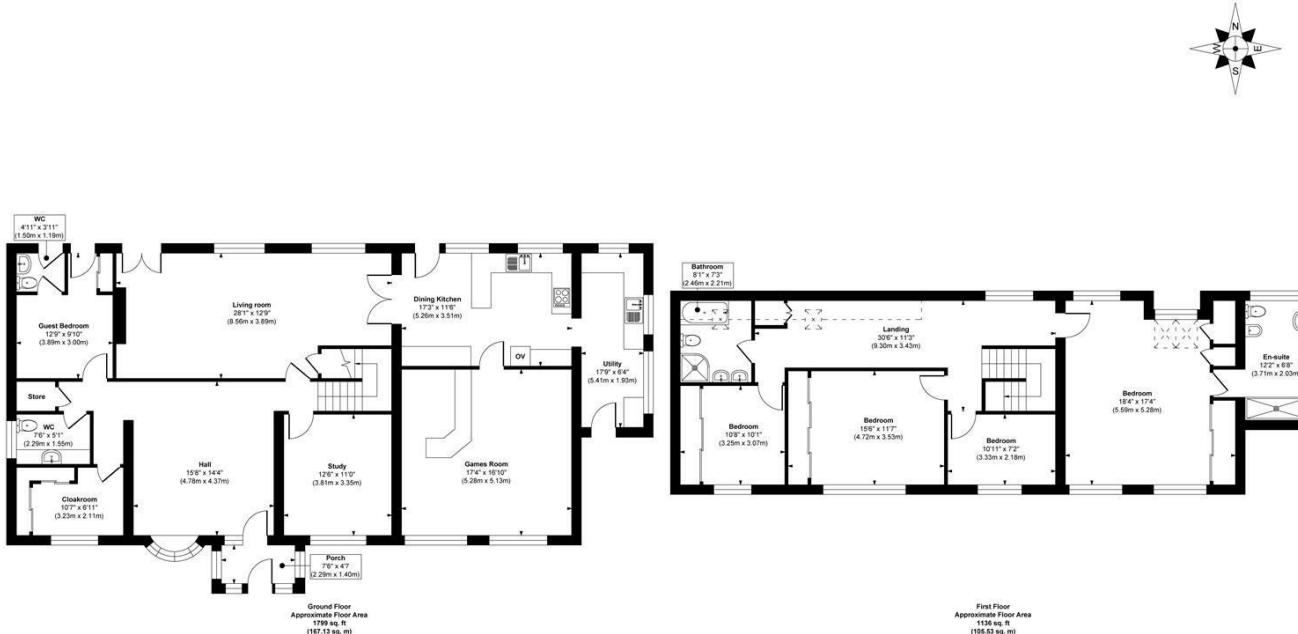
## 28 EMVILLE AVENUE LEEDS, LS17 8BB

£1,000,000  
FREEHOLD

A generously proportioned 6-bedroom property in the heart of Shadwell, offering ample space for family living. With a versatile layout, this home is perfect for growing families or those needing extra room for work, hobbies, or guests. Located in a convenient area with easy access to local amenities, schools, and transport links, it combines practicality with comfort.

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Approx. Gross Internal Floor Area 2935 sq. ft / 272.66 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		84
(69-80)	C		74
(55-68)	D		
(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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