



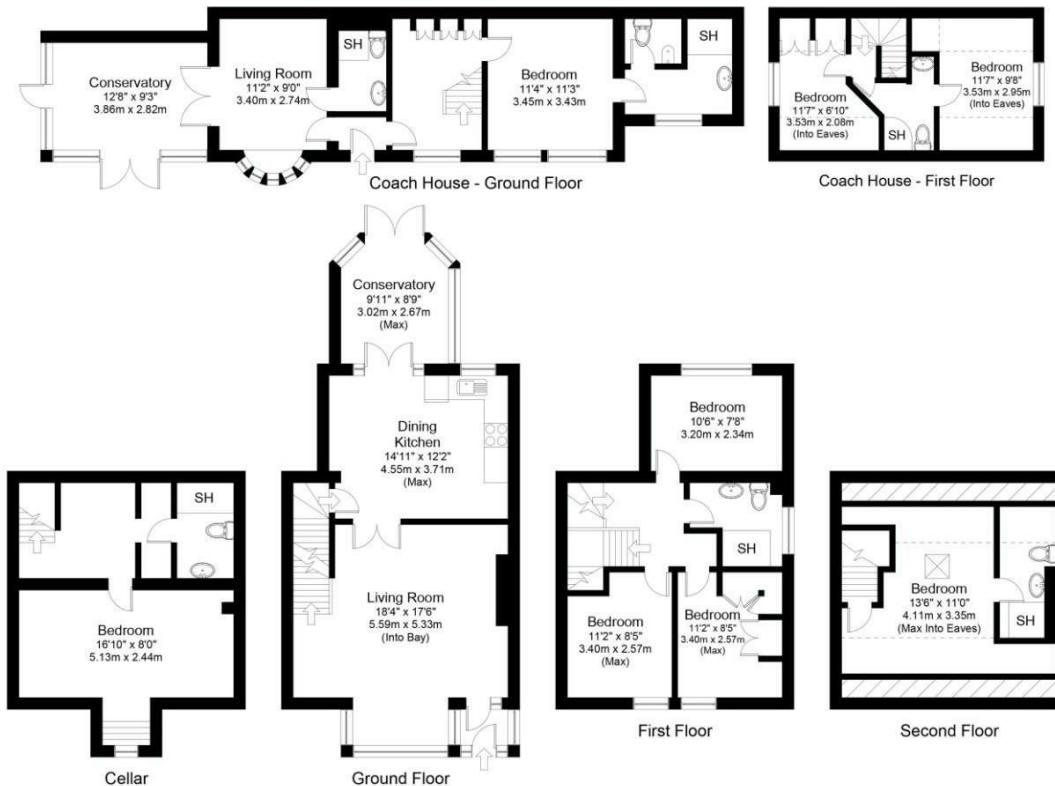
272 SHADWELL LANE
LEEDS, LS17 8AJ

£400,000
FREEHOLD

Take a look at this FANTASTIC development opportunity. If you are looking for a substantial plot in a prime location with an abundance of potential and separate annex then this is the property for you.

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Main House - Gross internal floor area including eaves (approx.): 150.6 sq m (1,621 sq ft)

Coach House - Gross internal floor area including eaves (approx.): 78.5 sq m (845 sq ft)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(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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