



3 GATELAND DRIVE

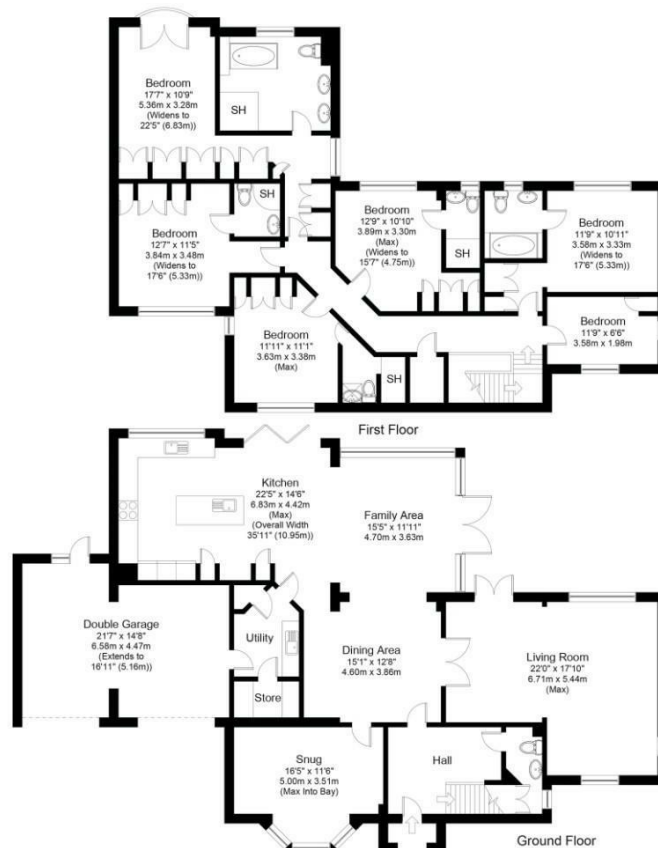
LEEDS, LS17 8HU

£1,325,000
FREEHOLD

Would you love to live on one of the most attractive streets in North Leeds? This premium home offers privacy, space, location and a south facing garden!

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Gross internal floor area including garage (approx.): 301.0 sq m (3,240 sq ft)
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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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