



12 MOSS VALLEY

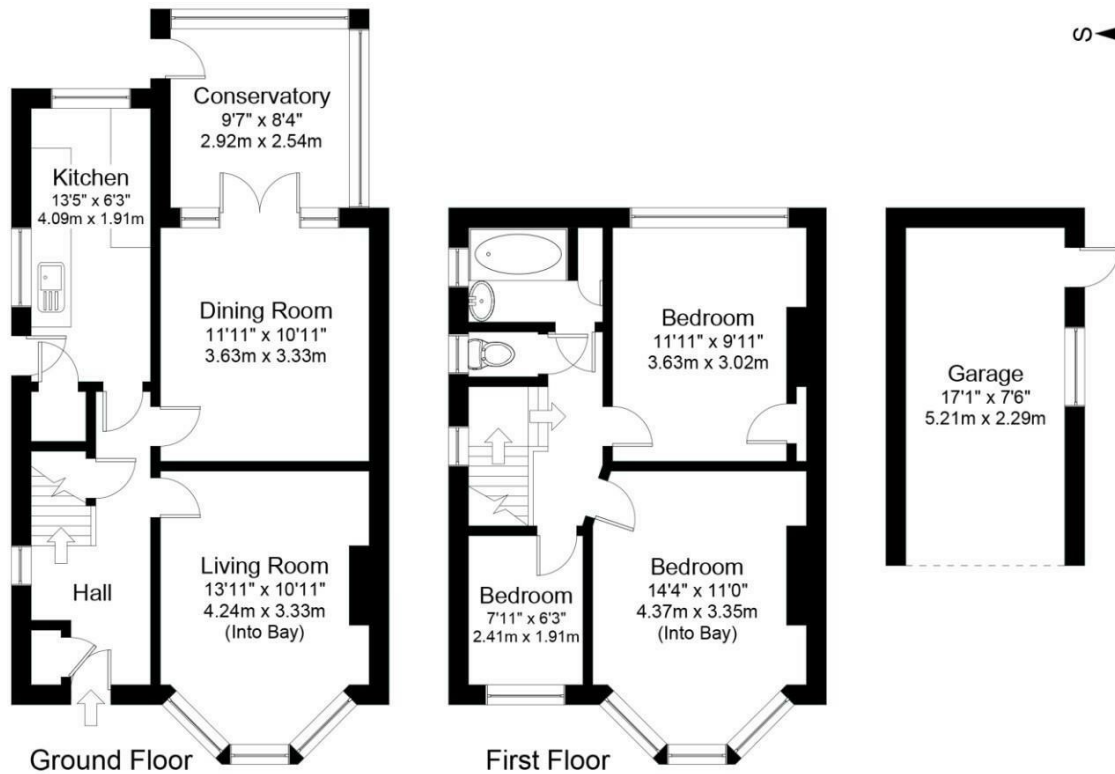
LEEDS, LS17 7NS

£400,000
FREEHOLD

Situated on a large plot just off of The Avenue, this is a magnificent opportunity to purchase a three bedroom semi detached property which oozes potential with many of the neighbours further extended previously on these brilliant plots.

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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		63	77
(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 (approx.): 88.3 sq m (950 sq ft)
 Garage Gross internal floor area (approx.): 12.6 sq m (136 sq ft)
 Combined Gross internal floor area (approx.): 100.9 sq m (1,086 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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