



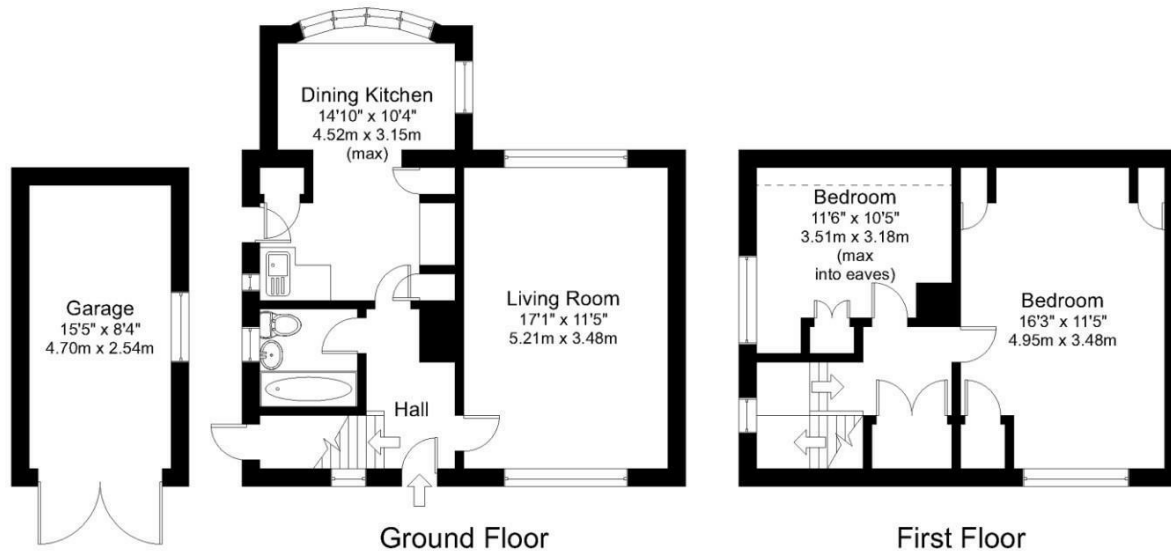
1 BEECHWOOD CLOSE  
LEEDS, LS18 5RR

£400,000  
FREEHOLD

You cannot afford to miss out on this incredible opportunity! This property is chain-free and located in the highly sought-after Southway Estate in Horsforth.

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Gross internal floor area (main property) including eaves (approx.): 79.1 sq m (852 sq ft)  
 Gross internal floor area (garage) (approx.): 11.8 sq m (128 sq ft)  
 Gross internal floor area (combined) including eaves & garage (approx.): 91 sq m (980 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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