



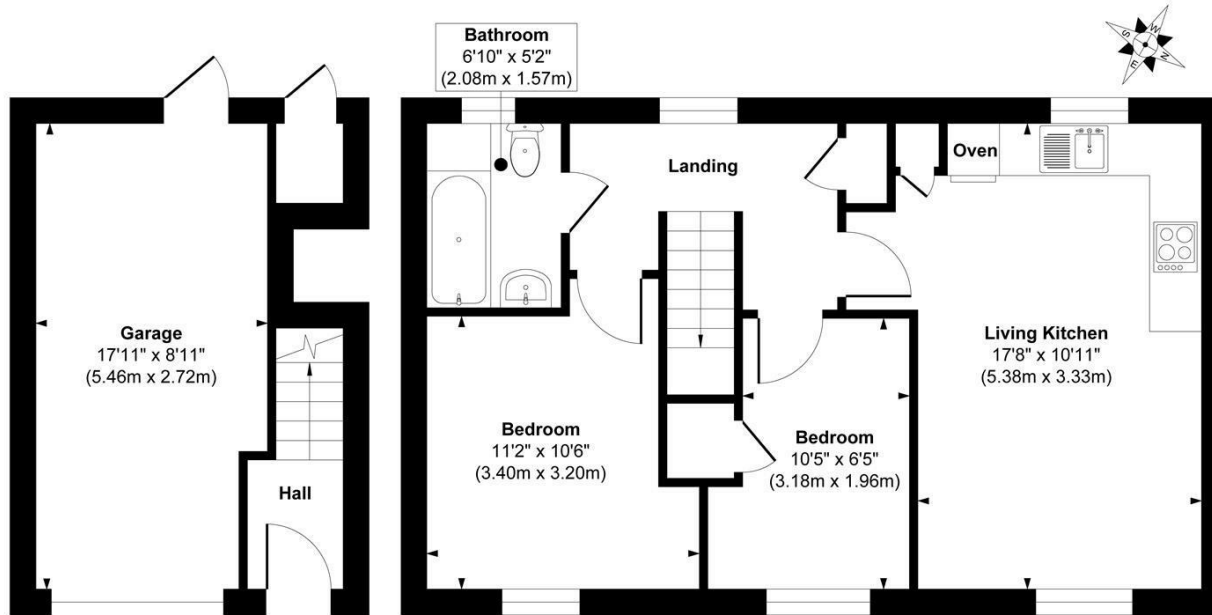
7 GRIZEDALE PLACE
LEEDS, LS16 9FR

£260,000
FREEHOLD

Don't let this opportunity slip away! Explore this exceptional two-bedroom Coach House located within the prestigious Miller Homes development in Bramhope.

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SELLERS OF THE FINEST HOMES



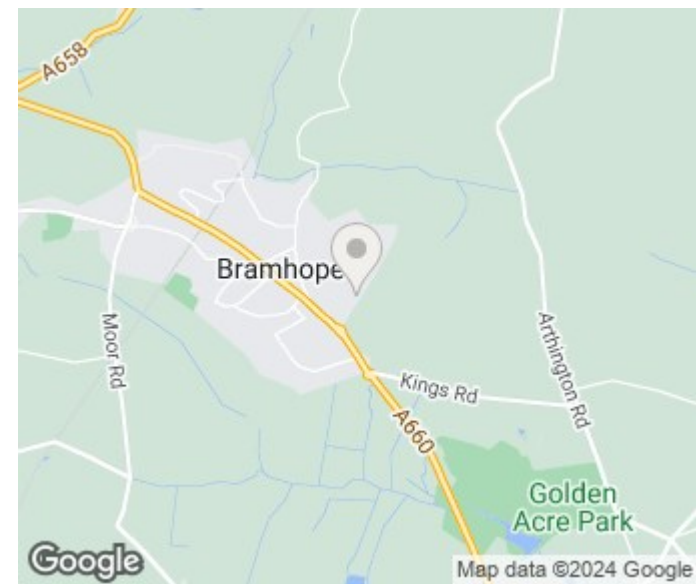
Ground Floor
Approximate Floor Area
197 sq. ft
(18.30 sq. m)

First Floor
Approximate Floor Area
534 sq. ft
(49.61 sq. m)

Approx. Gross Internal Floor Area 731 sq. ft / 67.91 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
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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