



38 SPRINGBANK CRESCENT

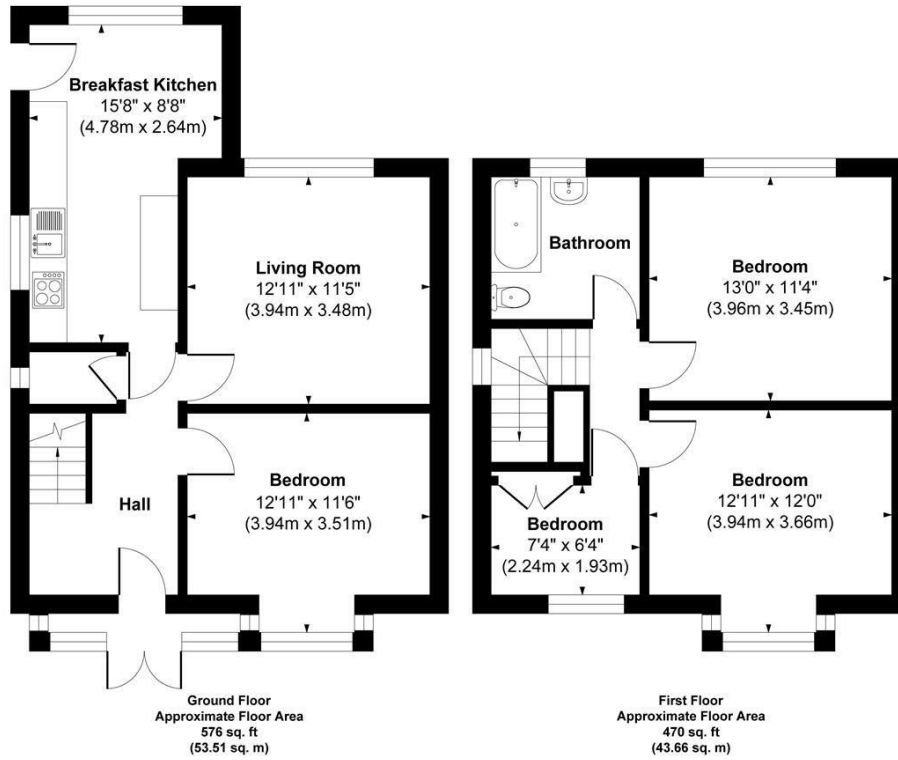
LEEDS, LS6 1AB

£399,950
FREEHOLD

IDEAL FOR INVESTORS OR FAMILIES LOOKING TO BENEFIT FROM ONE OF THE LARGEST PLOTS IN HEADINGLEY. THIS THREE BEDROOM PROPERTY IS CURRENTLY LET UNTIL JUNE BUT CAN BE MADE AVAILABLE WITH VACANT POSSESSION AND LOTS OF POTENTIAL TO EXTEND FURTHER.

MONROE

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 1046 sq. ft / 97.17 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			75
(55-68) D		59	
(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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