



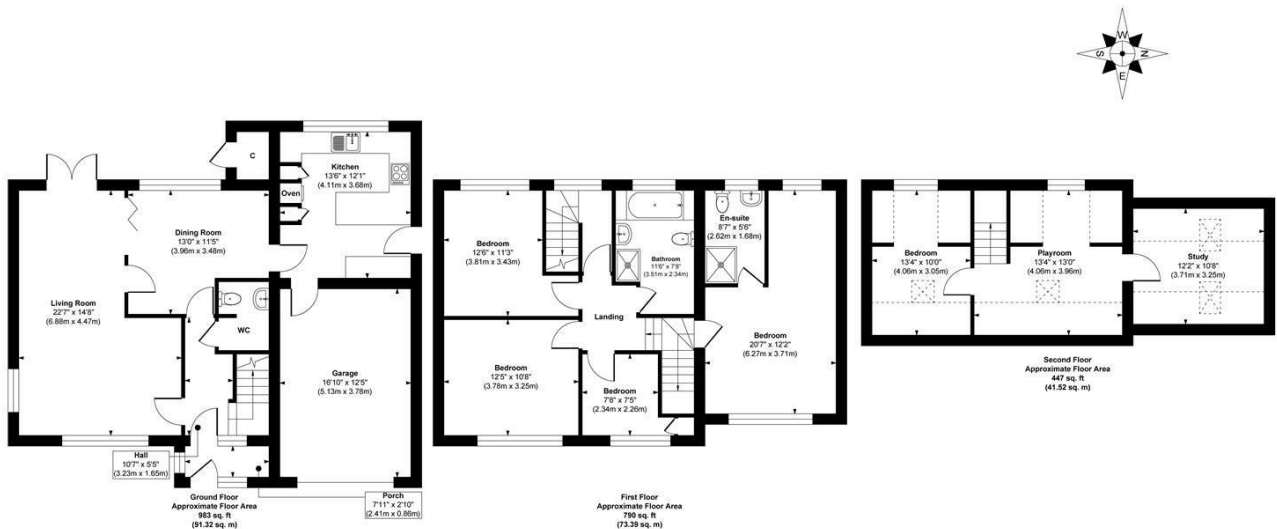
12 RED HALL GARDENS, SHADWELL
LEEDS, LS17 8NG

£600,000
FREEHOLD

Welcome to 12 Red Hall Gardens a wonderful five-bedroom family home situated on a peaceful cul-de-sac in Shadwell. Boasting 2220qft of living space, and with easy access to outstanding schools and countryside walks, this property offers a wealth of amenities just a short distance away.

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Approx. Gross Internal Floor Area 2220 sq. ft / 206.23 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	
(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	

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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