



97 THE AVENUE

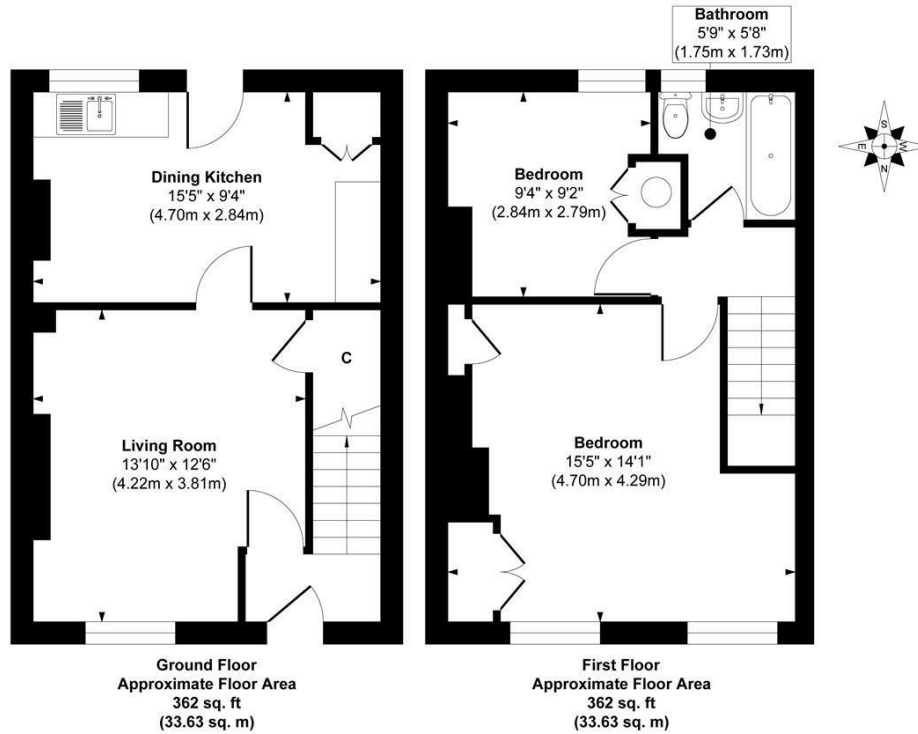
LEEDS, LS17 9LD

£300,000
FREEHOLD

Welcome to 97 The Avenue, a stunning Grade II listed stone terrace that beautifully blends elegance and charm. Nestled in one of Yorkshire's most prestigious villages, this property offers a prime location with historical significance. This charming home is brimming with potential to become your dream cottage.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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