



## 17 STRETTON AVENUE

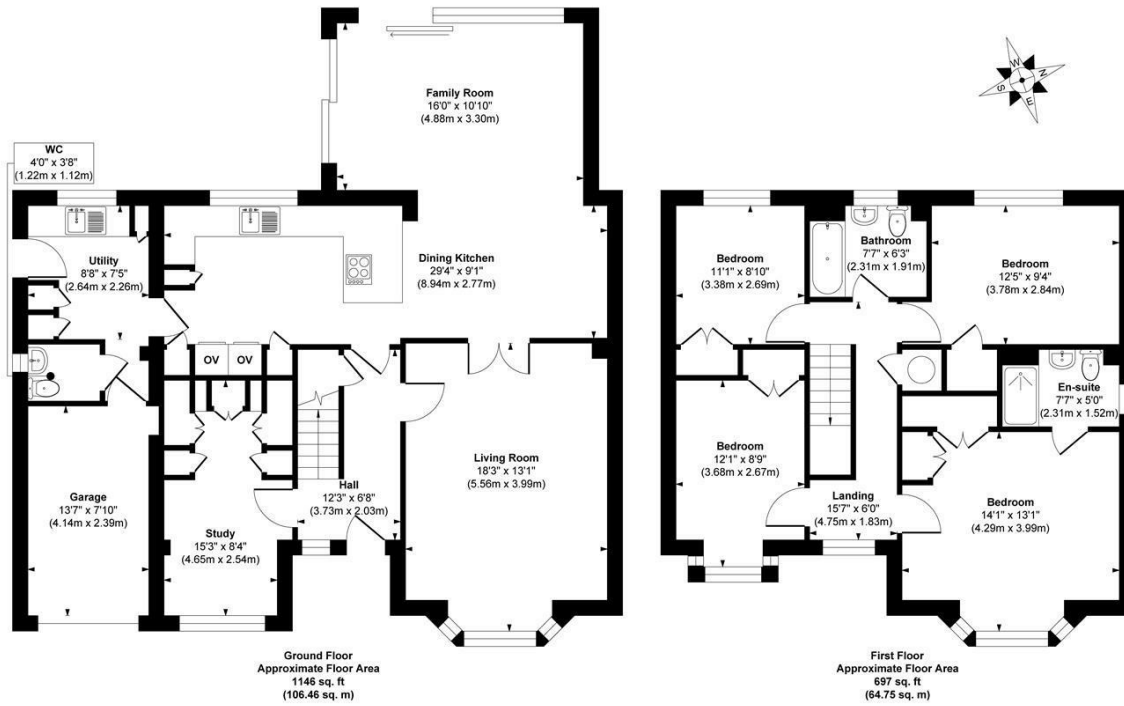
MEANWOOD, LS6 4QU

£725,000  
FREEHOLD

Style meets comfort in every detail on Stretton Avenue. This stunning property offers spacious living areas, a show-stopping open-plan kitchen with garden views, four generous bedrooms, and a beautifully landscaped garden perfect for entertaining or unwinding. With thoughtful design throughout, this home is ready to impress.

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**Approx. Gross Internal Floor Area 1843 sq. ft / 171.21 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		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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