



## 13 BILLINGWOOD DRIVE

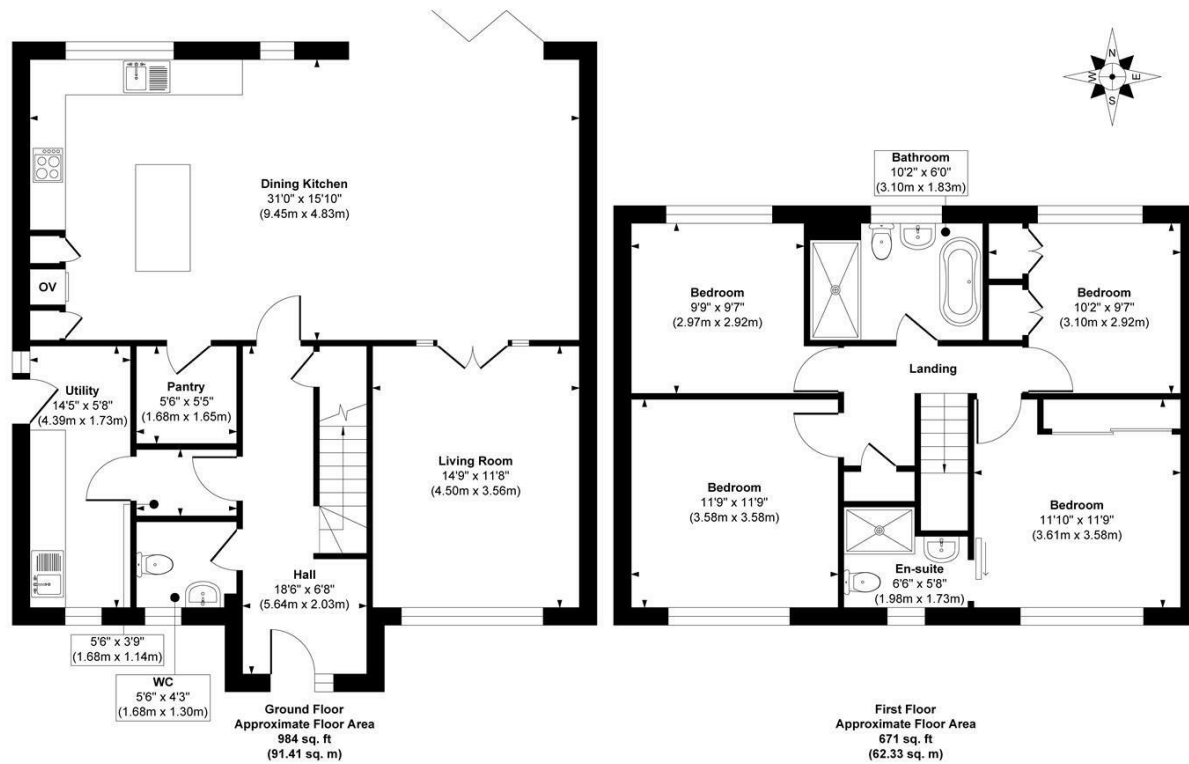
RAWDON, LS19 6PZ

£675,000  
FREEHOLD

Welcome to Billingwood Drive, a beautiful four-bedroom detached home right in the heart of Rawdon. This highly sought-after part of Leeds is perfectly placed close to excellent schools, handy local amenities, and some truly stunning walking routes. Offered to the market chain free, this fantastic home is ready and waiting for its next chapter with no delays.

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**Approx. Gross Internal Floor Area 1655 sq. ft / 153.74 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) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            | <b>85</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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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