



30 SILVERDALE AVENUE

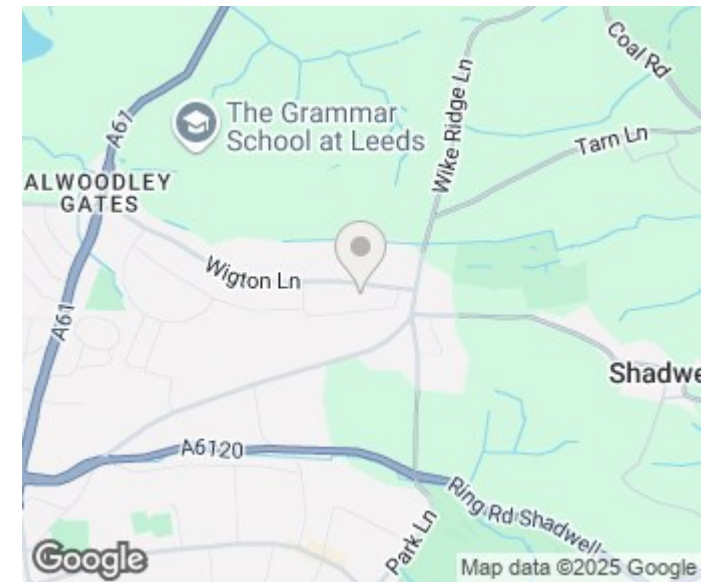
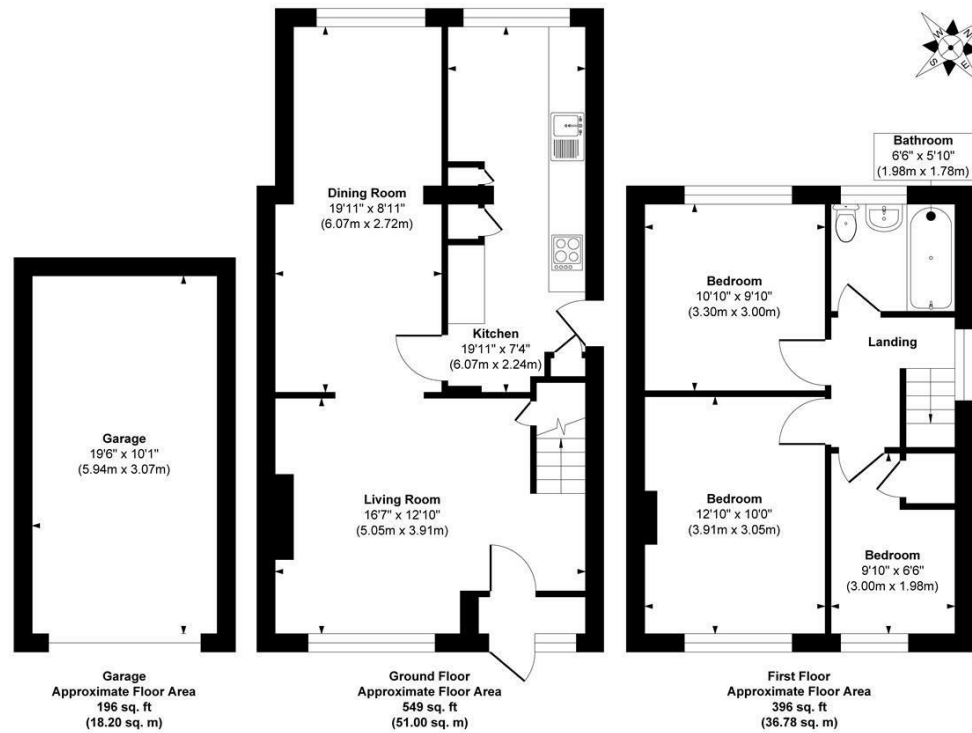
LEEDS, LS17 8SZ

£395,000
FREEHOLD

This beautifully presented 3-bedroom home offers bright, spacious living with a cosy log burner, open-plan layout, and a well-equipped kitchen. With a detached garage, ample parking, and a private rear garden currently being landscaped, it's perfect for modern family life.

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