



## 8 PLANE TREE GARDENS

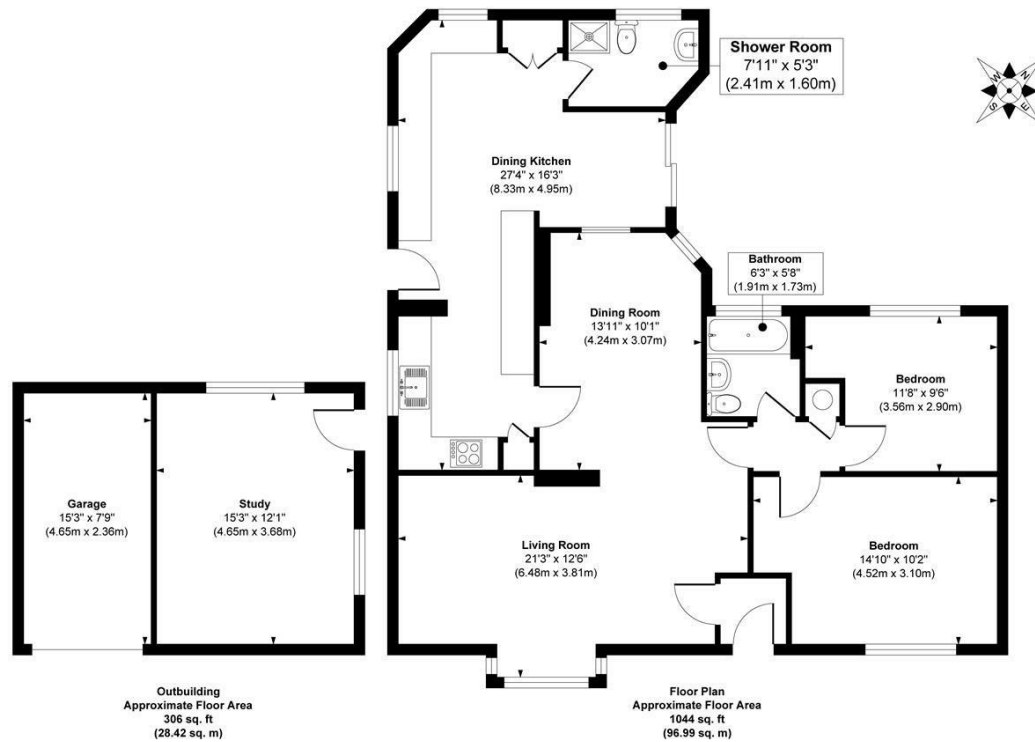
LEEDS, LS17 8UD

£475,000  
FREEHOLD

Looking for a charming bungalow with plenty of potential in North Leeds? This chain-free two-bedroom home features a modern Howdens kitchen, spacious living areas, and a versatile detached annexe perfect for working from home or hobbies. With a sunny southwest-facing garden and room to extend, it's an opportunity you won't want to miss.

MONROE

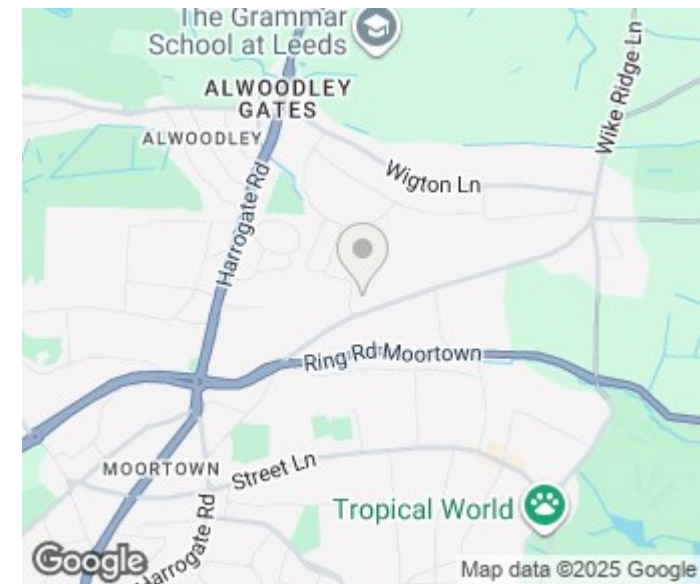
SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 1350 sq. ft / 125.41 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>                          |                         |           |
| (81-91) <b>B</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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