



## 15 ALBANS CLOSE

LEEDS, LS17 9BL

£850,000  
FREEHOLD

Discover a beautifully renovated property in Bardsey, just off Wetherby Road, featuring an amazing principal suite and a spacious garden that invites tranquillity both in front and back.

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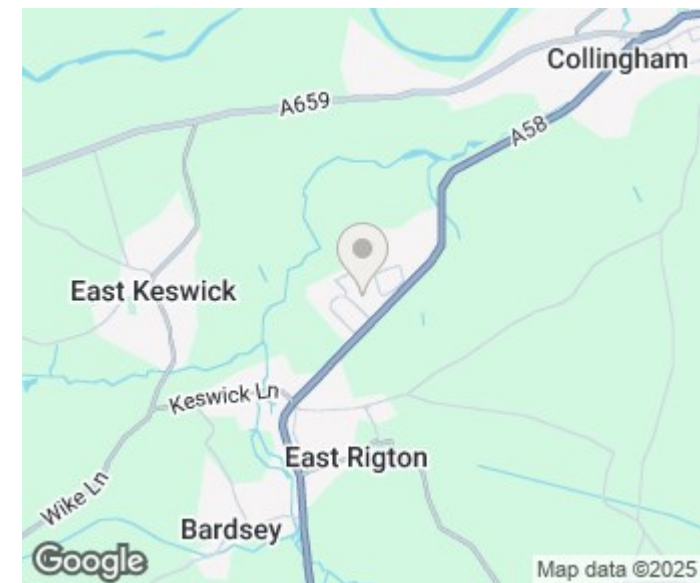
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**Approx. Gross Internal Floor Area 1583 sq. ft / 147.06 sq. m**

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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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