



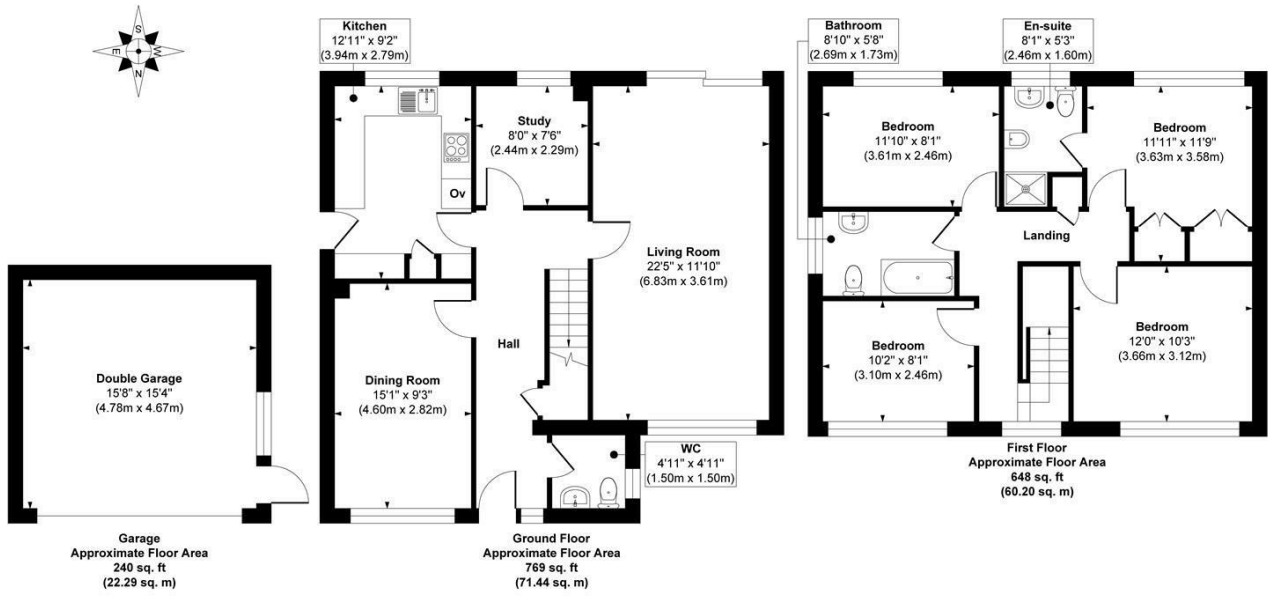
**7 ELMHURST CLOSE**  
LEEDS, LS17 8BD

**£550,000**  
FREEHOLD

This incredible detached house, situated just off Shadwell Lane, features an amazing garden and is conveniently located near excellent schools.

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**Approx. Gross Internal Floor Area 1657 sq. ft / 153.93 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(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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