



David  
Phillip

39 Tredgold Avenue, Bramhope, Leeds, LS16 9BS  
£300,000

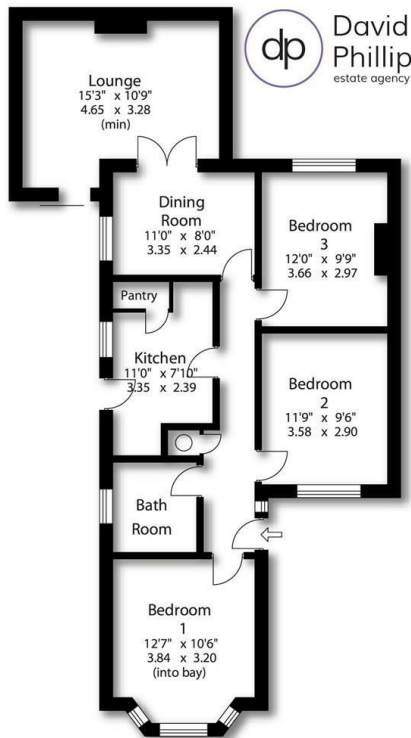




A three bedroom semi detached bungalow, which has already been extended to the rear. This property requires extensive renovation and refurbishment throughout but offers improvement potential to suit individuals needs. It enjoys private gardens, and in an excellent location in the sought after village of Bramhope.

Bramhope enjoys an active community spirit including the Fox and Hounds pub with a coffee lounge, local shops including a village butchers and bakery, sporting clubs including tennis and cricket grounds, a medical centre, two churches, a children's nursery and a highly regarded primary school. There are regular bus services, the Leeds Bradford Airport is not far away at Yeadon and railway stations at nearby Horsforth and Weeton enjoy links to Leeds and York via Harrogate and Knaresborough to name just a few.

Leeds 8 miles, Bradford 11 miles, Harrogate 11 miles, Airport 4 miles (approximately).



Approx Gross Floor Area = 898 Sq. Feet  
= 83.24 Sq. Metres  
For illustrative purposes only. Not to scale.



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	
		36	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		16	76

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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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