



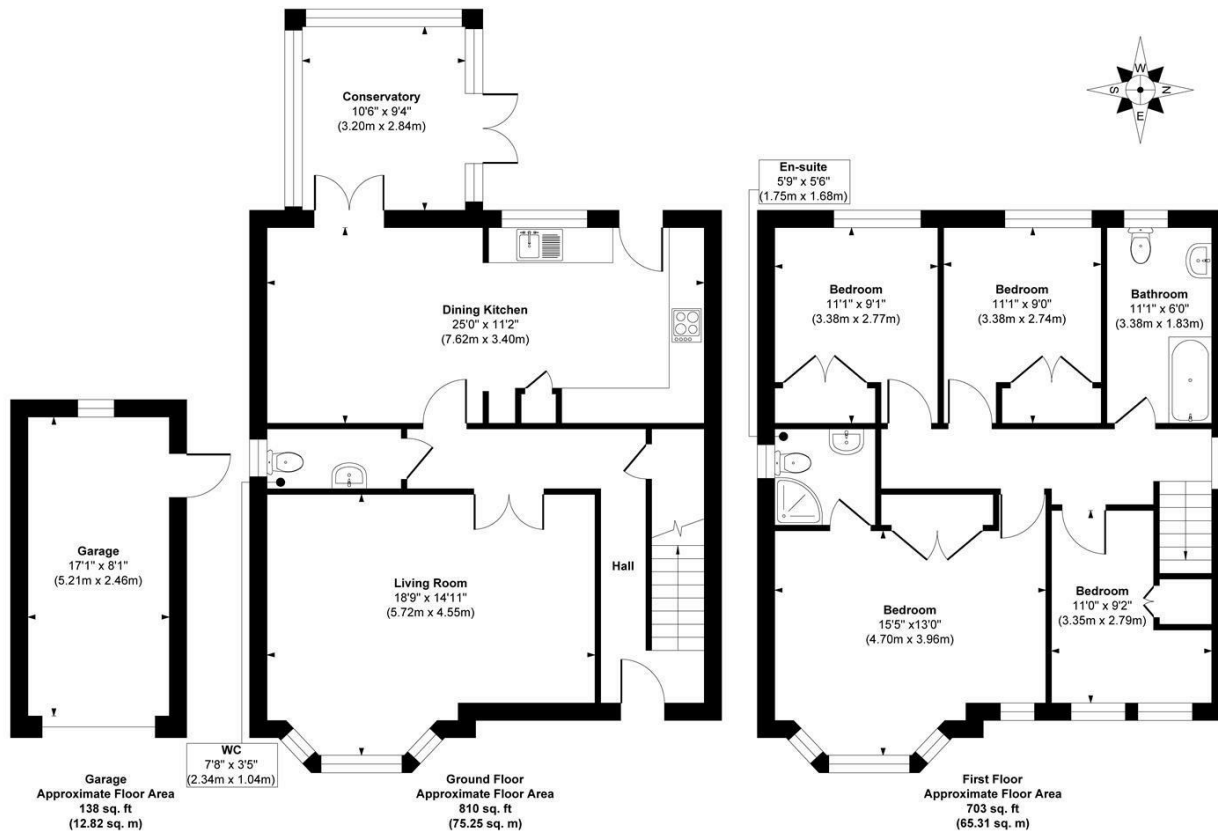
112B BLUE HILL LANE
LEEDS, LS12 4NY

£480,000
FREEHOLD

Spacious four-bedroom detached stone home in a gated cluster on Bluehill Lane, Wortley, featuring large living areas, double bedrooms, garage, driveway, generous garden, and excellent potential for modernisation.

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Approx. Gross Internal Floor Area 1651 sq. ft / 153.38 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) A			
(81-91) B			
(69-80) C		74	78
(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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