



24 SANDMOOR DRIVE

LEEDS, LS17 7DG

£1,100,000
FREEHOLD

A rare opportunity to acquire a plot of land in the highly sought-after Sandmoor Drive area of Leeds, offering the exciting prospect of creating a bespoke new-build home. Currently offered without planning permission, the plot provides a blank canvas for purchasers to develop their own vision, subject to the necessary consents. Ideally positioned within a prestigious residential setting, this is an exceptional opportunity to design and build a home tailored entirely to individual requirements and lifestyle.

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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 	

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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