

# **PROPERTY SUMMARY**

Located in the sought-after New Forest Village development, just south of Leeds city centre, this stylish and wellpresented mid-townhouse offers versatile accommodation ideal for families, professionals, or those looking for multigenerational living. With three/four bedrooms, multiple en suites and a private rear garden, this is a home that offers space, comfort, and practicality in equal measure.

















#### Approx Gross Internal Area 129 sq m / 1389 sq ft En Suite .37m x 2.36m Utility 4'6" x 7'9" **Kitchen Diner** 1.94m x 2.19m 4.97m x 3.34m 6'4" x 7'2" Office/Bed 4 16'4" x 10'11" 2.75m x 3.38m 9'0" x 11'1" Landing anding Bathroom 2.57m x 1.40m 8'5" x 4'7" Hallway 2.16m x 6.32m Lounge 7'1" x 20'9" 4.91m x 5.27m Bedroom 3 16'1" x 17'3" Bedroom 1 2.91m x 3.59m 4.32m x 3.38m 9'7" x 11'9" 14'2" x 11'1" Ground Floor

Approx 42 sq m / 453 sq ft

First Floor Approx 43 sq m / 465 sq ft Second Floor Approx 44 sq m / 471 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360. LOCAL AUTHORITY

Leeds

#### TENURE

Freehold

COUNCIL TAX BAND

#### VIEWINGS

By prior appointment only

		Current	Potentia
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	<b>88</b>
(69-80)		10	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			

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



## OFFICE ADDRESS

37-39 George Street Wakefield West Yorkshire WF1 1LX

### **OFFICE DETAILS**

Bedroom 2

3.18m x 3.10m

10'5" x 10'2"

En Suite

2.59m x 1.65m 8'6" x 5'5"

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