



Offers In The Region Of £650,000

DETACHED PROPERTY PLUS BUILDING PLOT* *5X POTENTIAL HOMES* *FANTASTIC LOCATION* *STONES THROW FROM YEADON VILLAGE & AIRPORT* *RARE TO MARKET OPPORTUNITY

OFFERED VACANT WITH DEVELOPMENT OPPORTUNITY - 4 X THREE BEDROOM DWELLINGS

Planning Permission was granted by Leeds City Council on 21.12.2023, for Outline planning application for four dwelling houses with all matters reserved.

Ref: 23/05782/OT

A vacant three bedroom detached house with planning permission for an additional four, 2 storey, 3 bedroom houses. Comprising of 2x semi detached houses and 2x detached houses. Don't miss this rare to market opportunity! Approx. quarter acre plot.

The existing property is approx 950sqft.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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

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