

#### Floor Plan



# Area Map



#### Accommodation

- An Immaculately Presented Detached Family House
- Four Double Bedrooms and Two Bathrooms
- A Flexible Spacious Ground Floor Layout
- Delightful Private Enclosed Rear Garden with Patio
- Garage and Drive offering Additional Parking
- A Most Sought After Cul-de-Sac Location
- Close to Ofsted Rated "Outstanding" Primary School
- Energy Performance Certificate (EPC) Rated TBC
- Leeds City Council Tax Band E
- 3D Property Tour



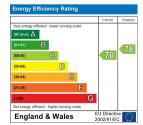


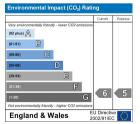
## Viewing

Please contact our David Phillip Estate Agents Office

on 01134 676 400 if you wish to arrange a viewing appointment for this property or require further information.

### **Energy Efficiency Graph**







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.