



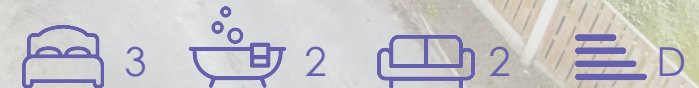
David  
Phillip

redefining estate agency



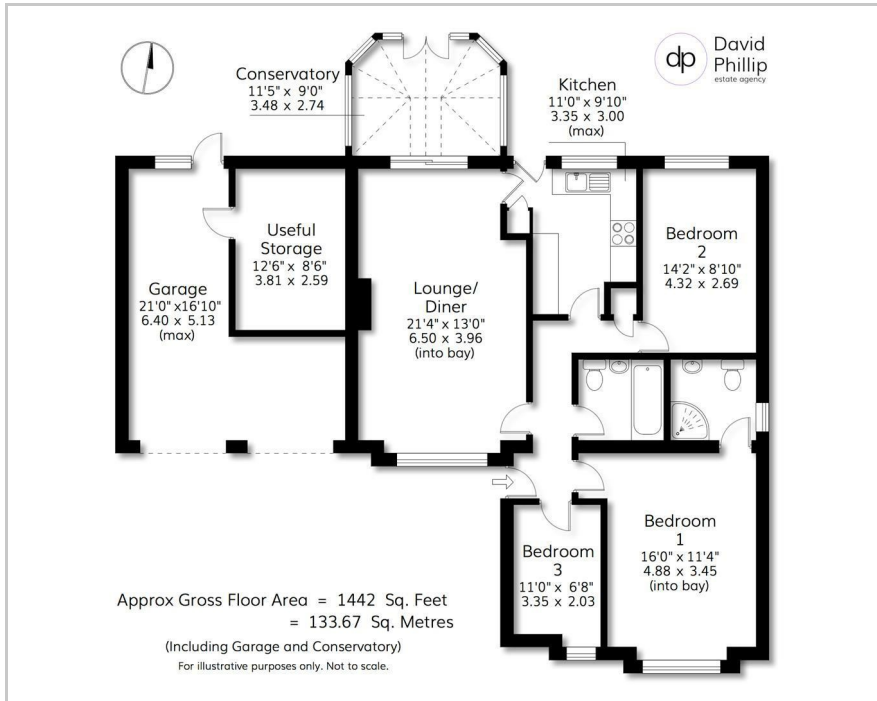
10 Mulberry Avenue, Leeds, LS16 8LL

Guide Price £475,000

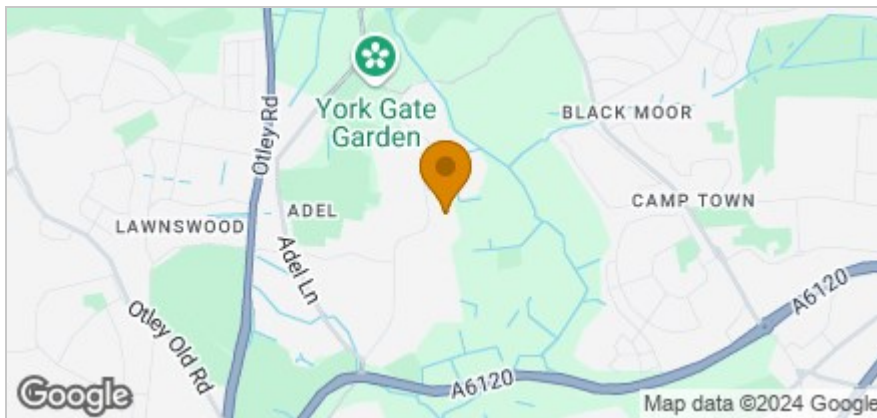




## Floor Plan



## Area Map



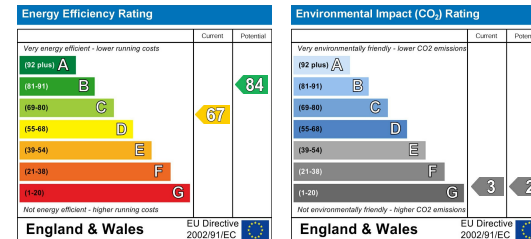
## Accommodation

- Recently Refurbished with Potential to Extend
- A Most Attractively Presented Detached Property
- Three Bedrooms and Two bathrooms including En Suite
- Spacious Lounge with Dining Area and Conservatory
- Peaceful Cul-de-Sac Setting in a Highly Popular Area
- Corner Plot with Delightful Private Southerly facing Garden

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.