



Woodview, 305 Leeds Road, Leeds, LS16 9JX

Guide Price £785,000

## Floor Plan



## Accommodation

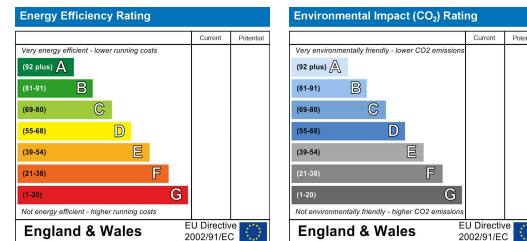
- **\*\*NO CHAIN\*\***
- A Deceptively Spacious Semi-Detached Family House
- Offering Five Bedrooms and Three Bathrooms
- Generous Well Proportioned Reception Rooms plus Conservatory
- Spacious Breakfast Kitchen with Appliances and Underfloor Heating
- Delightful Private Front/Side/Rear Gardens Accessing Golden Acre Park
- Garage incorporating Workshop Area, Separate Store and Carport
- Sweeping Block Paved Drive Parking and Electric Car Charger
- Energy Performance Certificate (EPC) Rating TBC
- Freehold, Leeds City Council Tax Band G



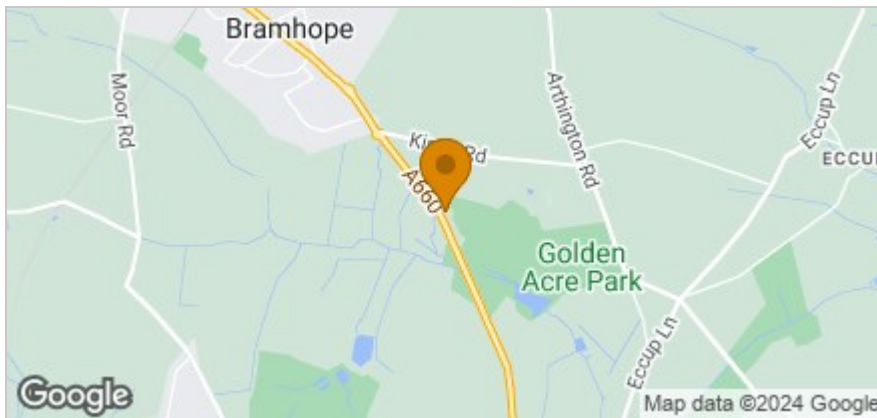
## Viewing

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



## Area Map



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.