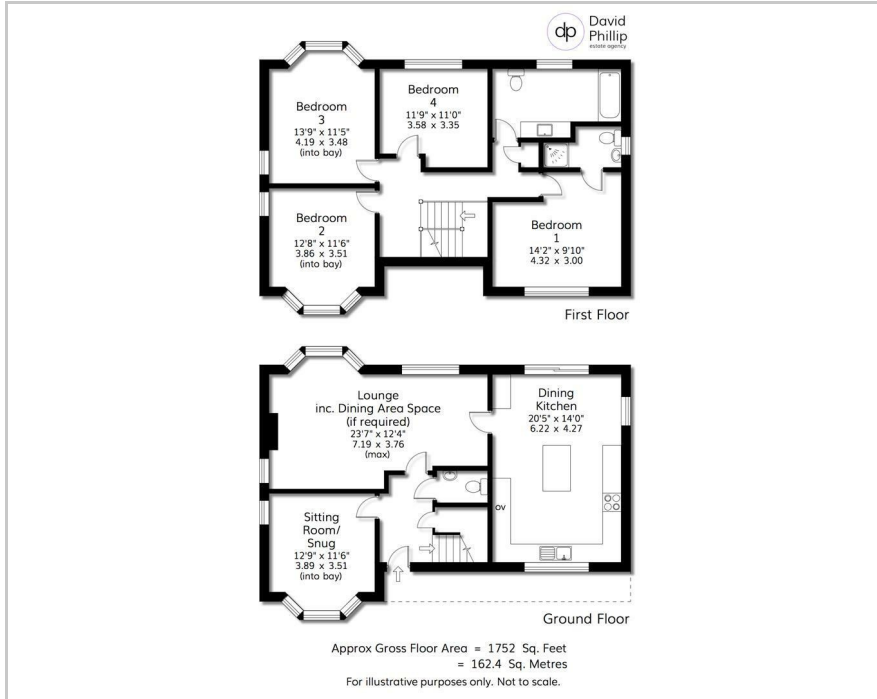




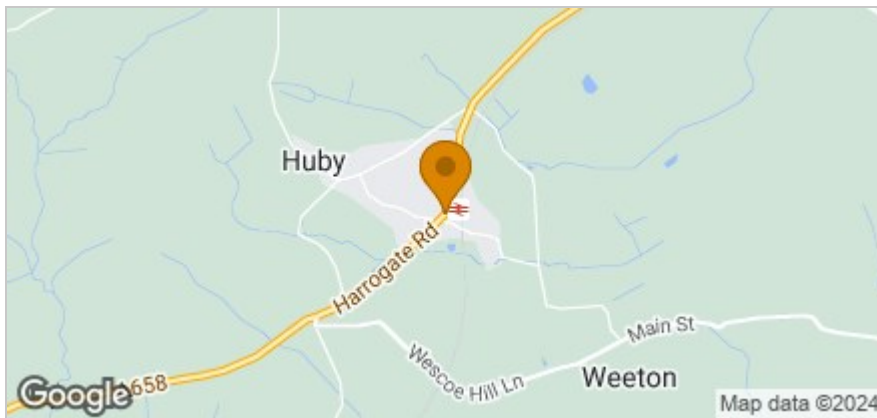
Richmond Lodge Harrogate Road, Leeds, LS17 0EG

Guide Price £775,000

## Floor Plan



## Area Map



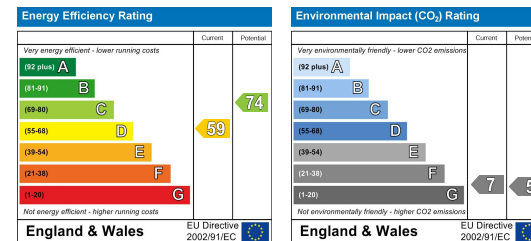
## Accommodation

- Immaculate Spacious Extended Detached Family House
- Offering Four Double Bedrooms and Two Bathrooms
- Most Tastefully Presented Ground Floor Living Space
- Standing in a Good Size Private Garden Adjoining Fields to Two Sides
- Positioned within the catchment area for outstanding local schools
- Excellent location for commute by train to Leeds/Harrogate/York
- Stunning Countryside Views Enjoyed from both the Lower and Upper Floors
- Local Authority Harrogate, Council Tax Band E
- Energy Performance Certificate (EPC) Rating D

## 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.