

### Floor Plan



### Area Map



#### Accommodation

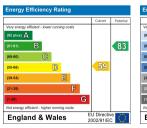
- Attractively Presented Three Bedroom
  Stone Terrace house
- Accommodation on Three Floors plus a Cellar
- Dining Kitchen, Conservatory and Lounge with Wood Burner
- Great Lawned Rear Garden and Parking for Two Cars
- Close to Excellent Amenities and Horsforth Railway Station
- Freehold, Leeds City Council Tax Band B
- Energy Performance Certificate (EPC)
  Rating E

# 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.