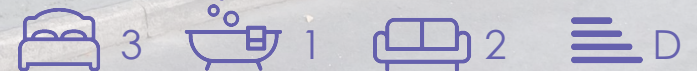




19 St. Helens Close, Leeds, LS16 8LS

Guide Price £455,000

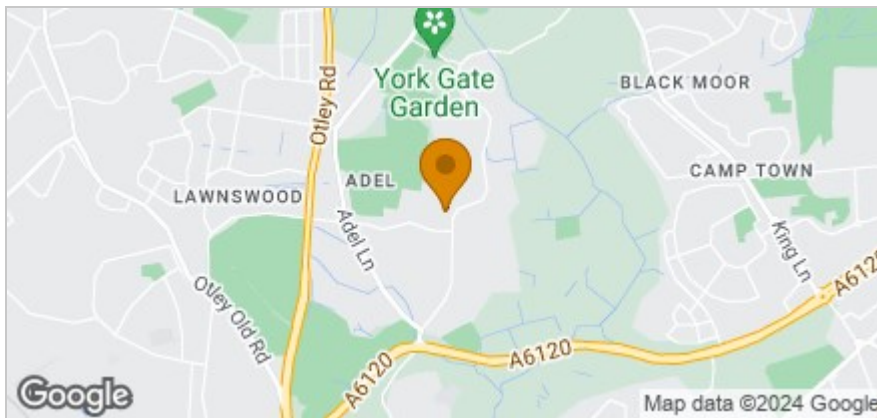




## Floor Plan



## Area Map



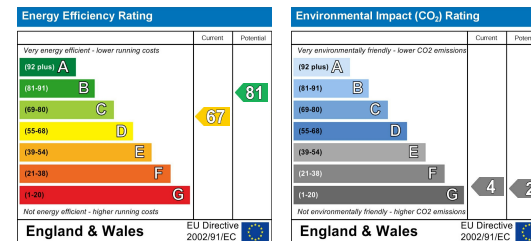
## Accommodation

- A Beautifully Presented Detached House
- Three Double Bedrooms and Luxury House Bathroom
- Spacious Through Lounge and Contemporary Open Plan Kitchen Diner
- Useful Downstairs Utility Incorporating Guest Cloaks/WC
- Private Enclosed Rear Lawned Garden with Patio Area
- Front Drive providing Off Street Parking
- Located in one of North Leeds Highly Sought After Areas
- Energy Performance Certificate (EPC) Rating D
- Leeds City Council Tax Band 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.