



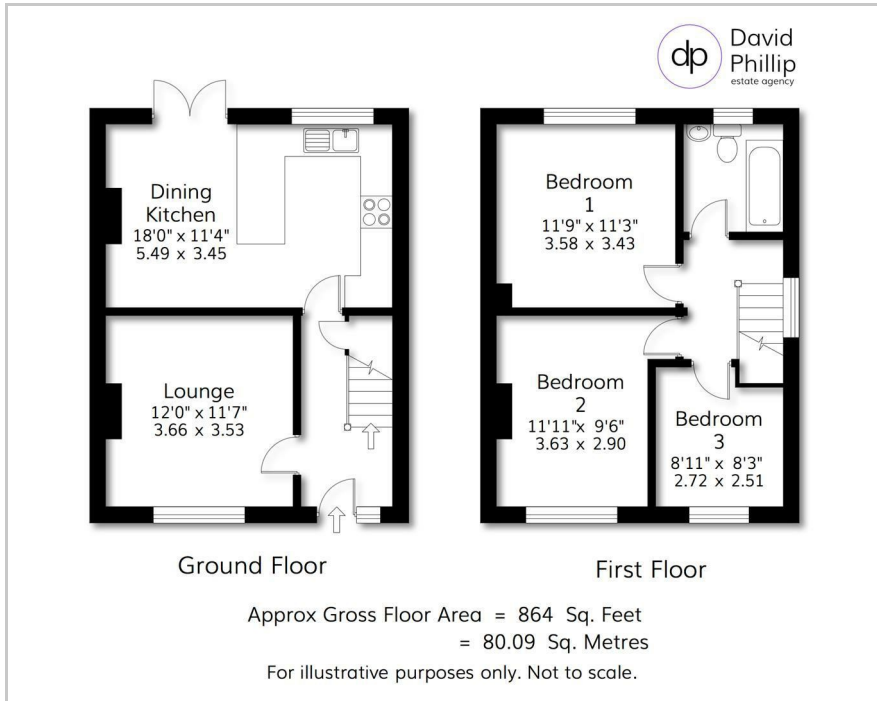
For Sale  
David  
Phillip  
redefining estate agency  
01134 676 400  
davidphillip.co.uk

72 Broadgate Walk, Leeds, LS18 4HB  
Under Offer £299,950

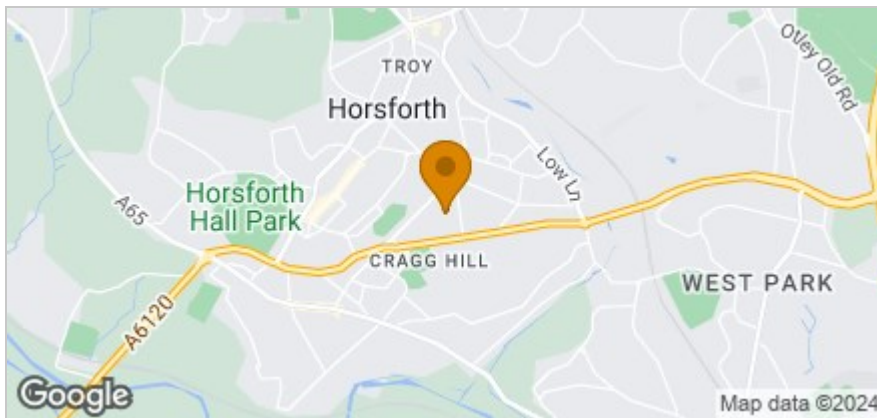
 3  1  1  D



## Floor Plan



## Area Map



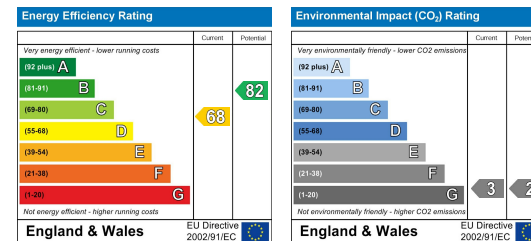
## Accommodation

- Attractively Presented Semi-Detached House
- Three Bedrooms and Modern Bathroom
- Recently Re-fitted Open Dining Kitchen with Appliances
- Small Quiet Cul-de-Sac location with Private Garden
- Block-Paved Front Drive, Parking easily for Two Cars
- Sought After Residential Area Close to Excellent Amenities
- Freehold, Leeds City Council Tax Band B
- 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.