



David  
Phillip

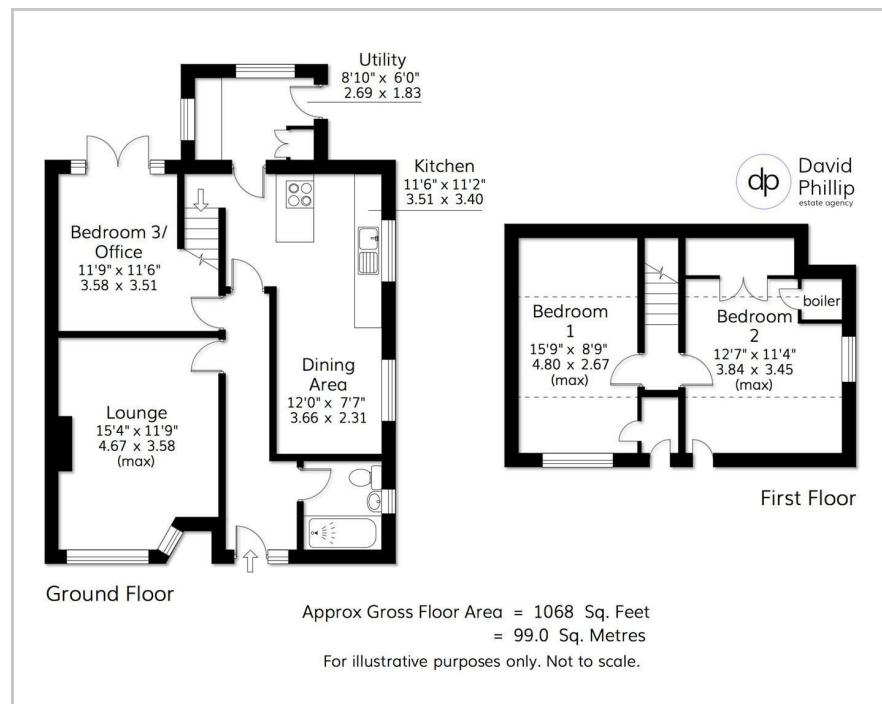
redefining estate agency



52 The Rowans, Leeds, LS16 9DZ  
Price Guide £375,000



## Floor Plan



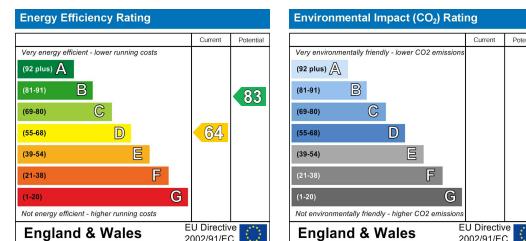
## Accommodation

- An Attractively Presented Semi-Detached House
- Dormer Bungalow Appeal with Three Bedrooms
- Newly Fitted Kitchen Open Plan to the Dining Room
- Garage and Drive Providing Additional Off-Street Parking
- Private Low Maintenance Rear Garden
- Highly Desirable Mature Tree-Lined residential Area
- Energy Performance Certificate (EPC) Rating D
- Leeds City Council Tax Band 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



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.