



David  
Phillip

redefining estate agency



68 Leeds Road, Leeds, LS16 9BQ  
Price Guide £785,000



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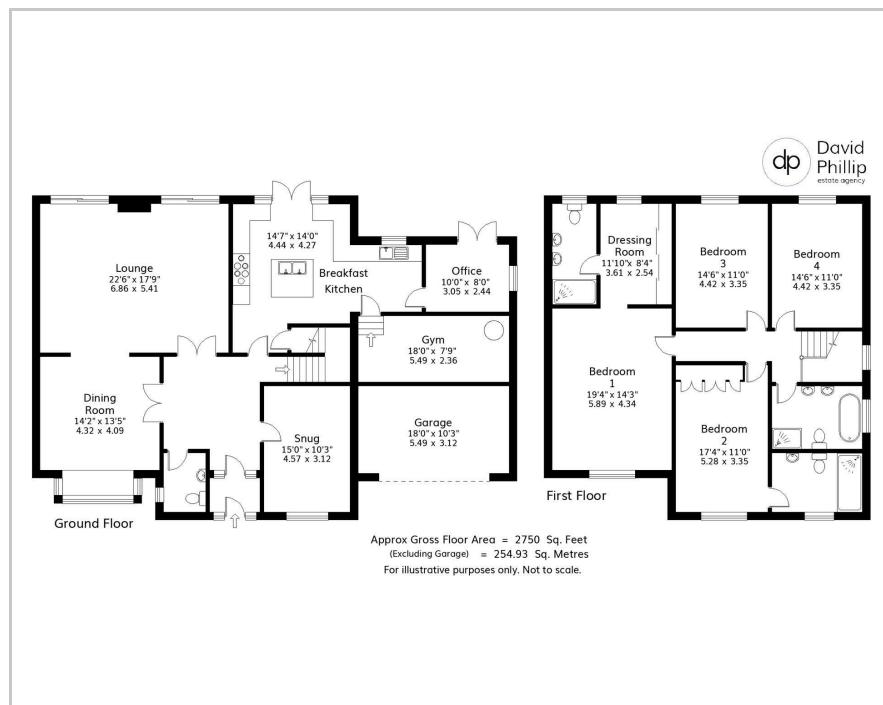


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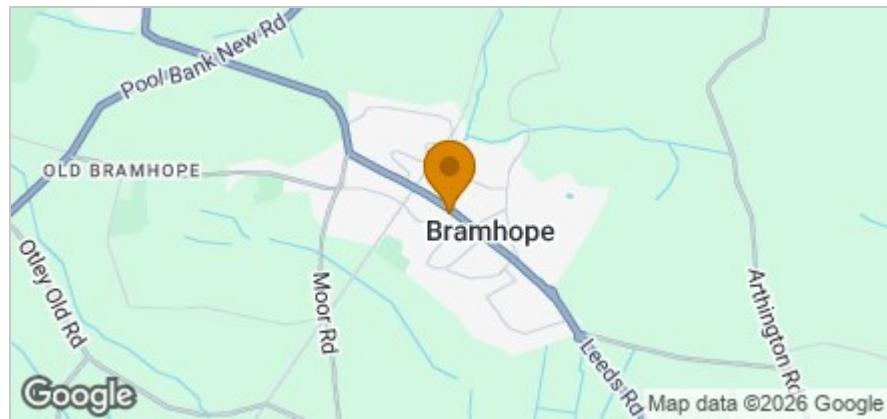
## Floor Plan



## Accommodation

- A Fine Stone Built Detached Family House of Individual Design
- Four Double Bedrooms, Three Bathrooms with Two En Suites
- Spacious Lounge through to the Dining Area plus a Separate Snug
- Superb Living Family Kitchen with Appliances and Office Space
- Former Double Garage Now Converted to a Gym, Plenty of Storage
- Drive providing Ample Off-Road Parking
- Lovely South Facing Rear Garden and Elevated Views to the Front
- Energy Performance Certificate (EPC) Rating C / Freehold, Leeds City Council Tax Band G

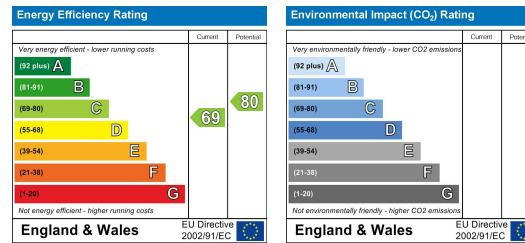
## Area Map



## 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.

