



David  
Phillip

redefining estate agency

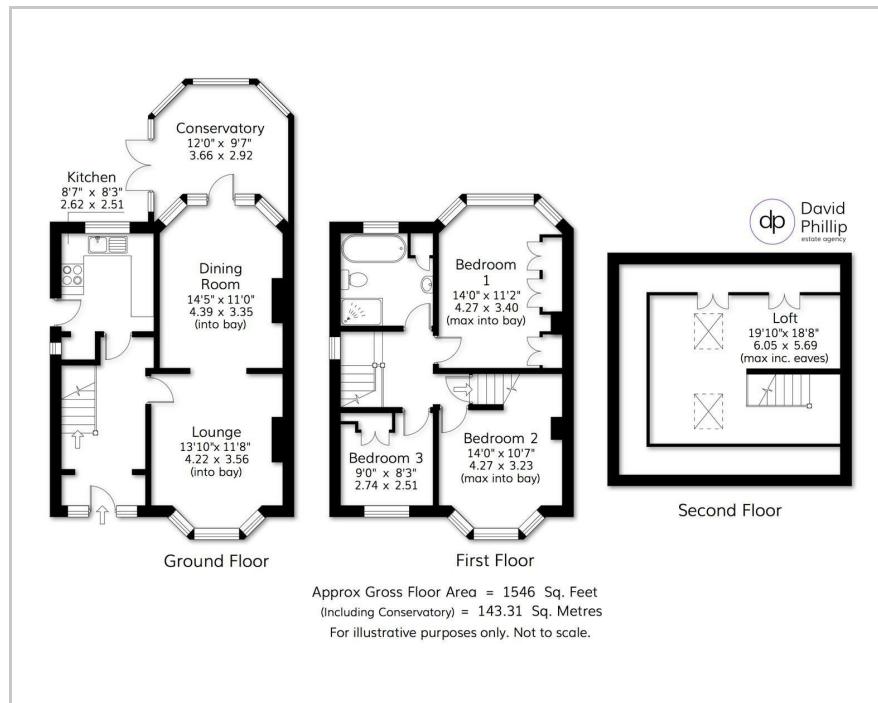


14 Wynford Terrace, Leeds, LS16 6HY

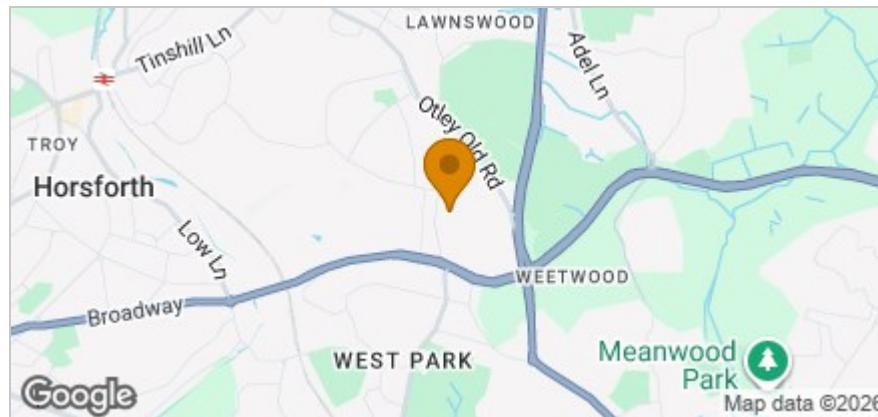
Price Guide £400,000



## Floor Plan



## Area Map



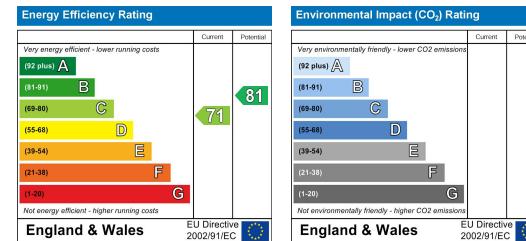
## Accommodation

- A Most Attractively Presented Semi-Detached House
- Three Bedrooms and Loft Converted Now Useable Space
- Two Reception Rooms plus a Conservatory
- Overlooking a Delightful Private Generous Rear Garden
- Garage for Storage and Drive Providing Off-Street Parking
- Sought After Area Close to Amenities and Schools
- Energy Performance Certificate (EPC) Rated C
- Freehold, 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



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.