

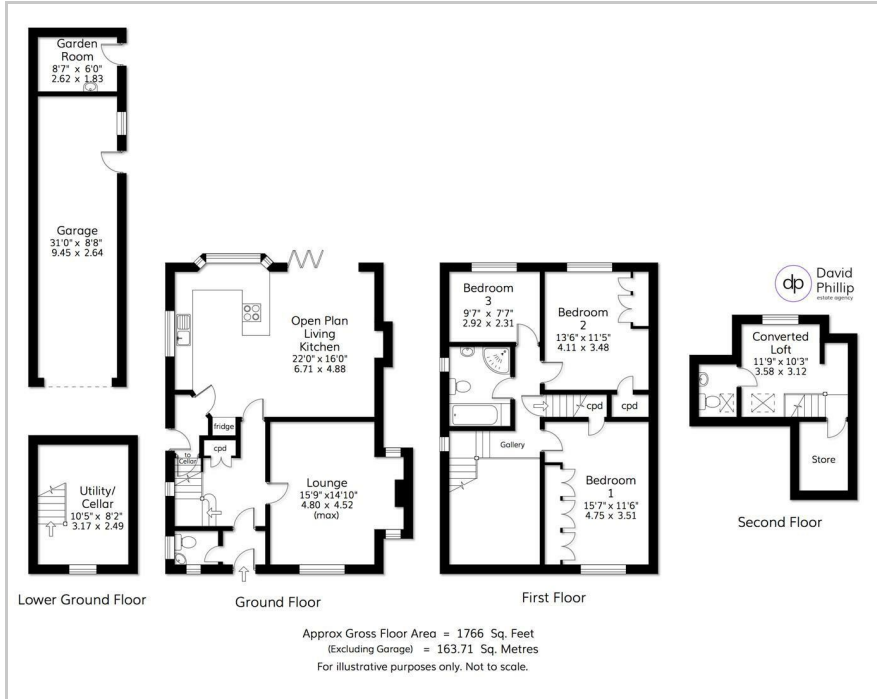


36 Breary Lane, Leeds, LS16 9AE

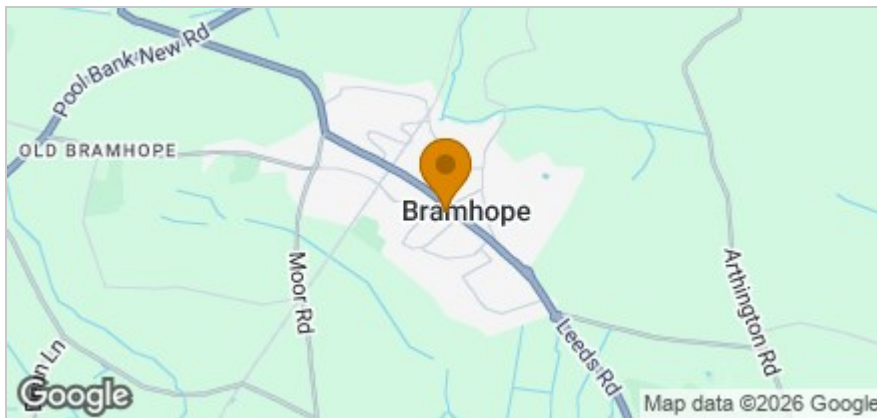
Price Guide £695,000



## Floor Plan



## Area Map



## Accommodation

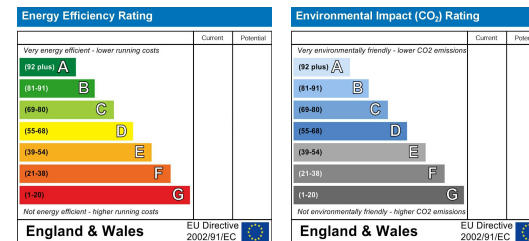
- Beautifully Presented "Crowther" Built Detached Family House
- Three Bedrooms Plus a Converted Loft Offering Sleeping Space with an Ensuite
- Superbly Reconfigured New Open Plan Living Family Kitchen
- Delightful Good Size Established South Facing Rear Garden
- 31' (9.75m) Long Garage and Drive Providing Additional Parking
- Most popular Near Village centre Residential Location
- Energy Performance Certificate (EPC) Rating #
- Leeds City Council Tax Band F



## 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.