



**David  
Phillip**  
redefining estate agency



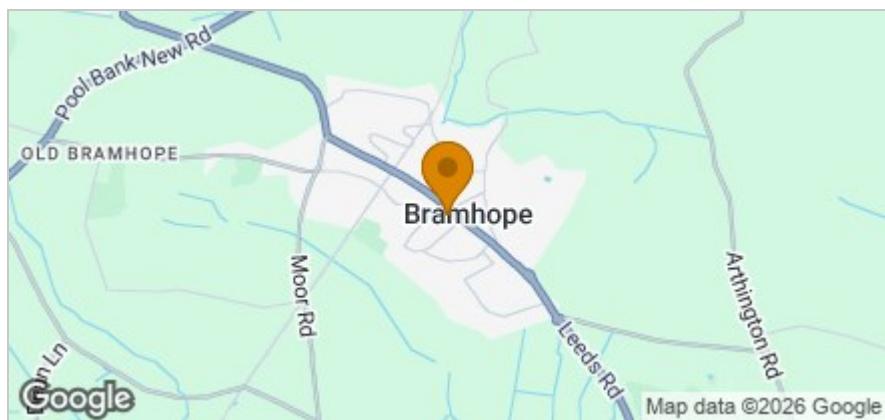
36 Breary Lane, Leeds, LS16 9AE  
£675,000



## Floor Plan



## Area Map



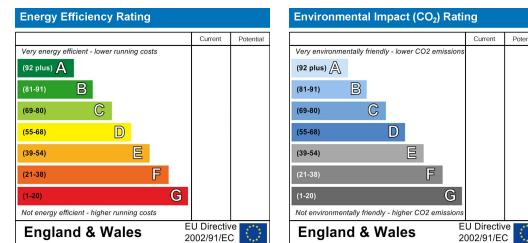
## Accommodation

- Beautifully Presented "Crowther" Built Detached Family House
- Three Bedrooms Plus a Converted Loft 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



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