



David  
Phillip

redefining estate agency

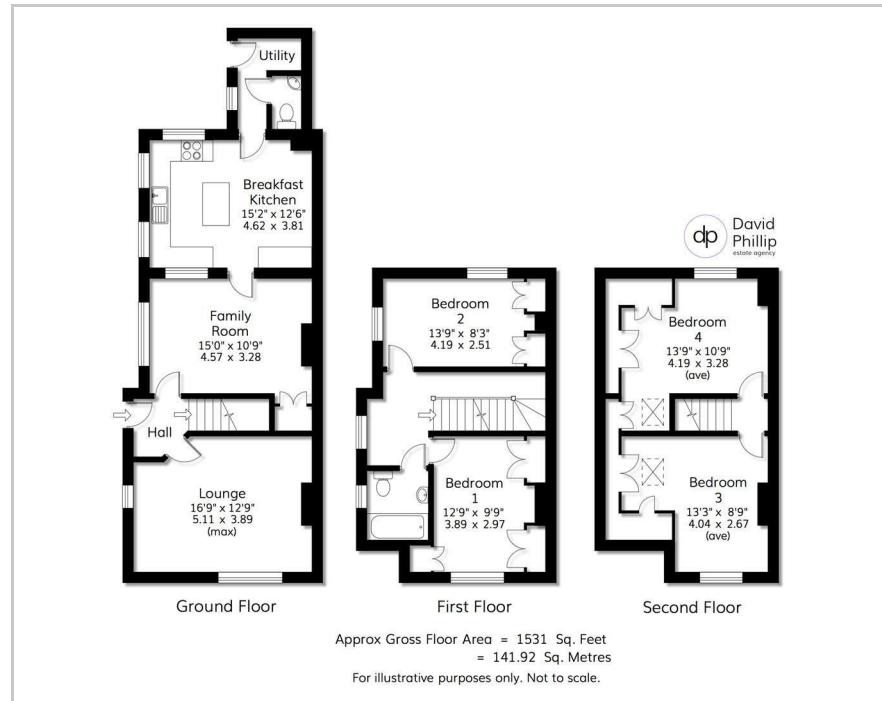


2a The Sycamores, Leeds, LS16 9JR

£525,000



## Floor Plan



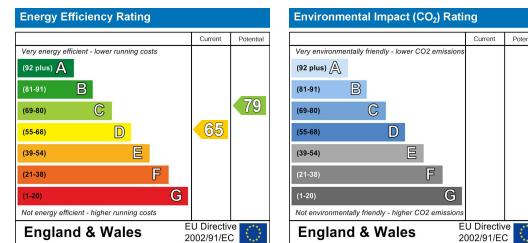
## Accommodation

- A Spacious Four Bedroom Semi-Detached Family House
- Well Presented Accommodation of Character on Three Floors
- Delightful Views Enjoyed Across Playing Fields and Countryside
- Two Reception Rooms, Breakfast Kitchen, and Guest Cloaks/WC
- Ample On-Site Driveway and Turning Space
- Good Sized Enclosed Level Private Rear Garden
- Energy Performance Certificate (EPC) Rating D
- Leeds City Council Tax Band F

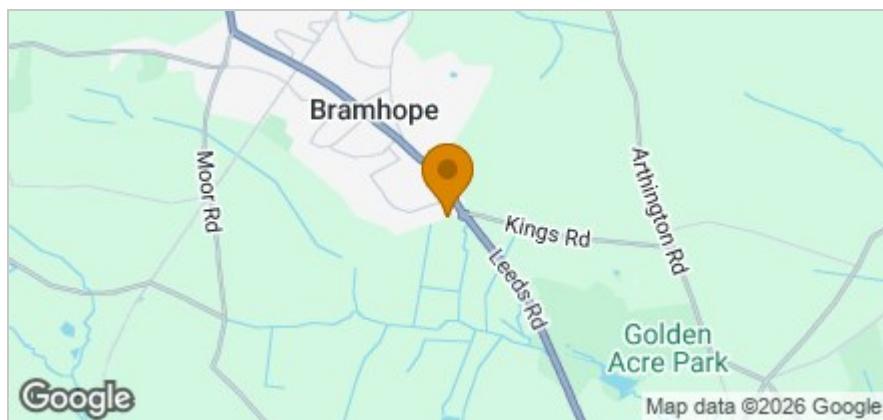
## Viewing

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



## Area Map



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