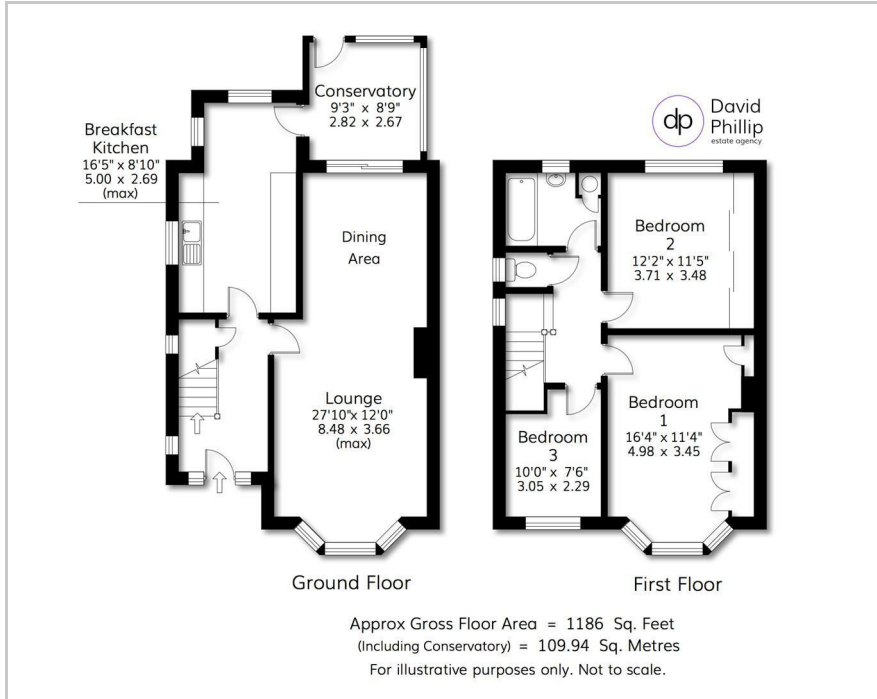


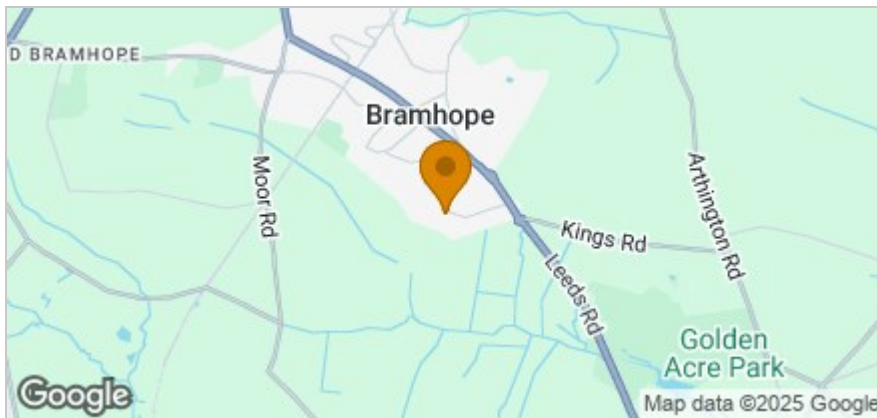


57 The Birches, Leeds, LS16 9DP  
Guide Price £450,000

## Floor Plan



## Area Map



## Accommodation

- A Most Attractively Situated Semi-Detached Family Home
- Offering Three Bedrooms and Imaginative Improvement Scope
- Large Southwest Facing Garden Adjoining Fields to Rear
- Highly desirable Mature Tree-Lined Residential Area
- Within Comfortable reach of Excellent Local Amenities
- Energy Performance Certificate (EPC) Rating TBC
- 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.