



David  
Phillip

redefining estate agency



38 Primley Park Avenue, Leeds, LS17 7HU

Guide Price £625,000



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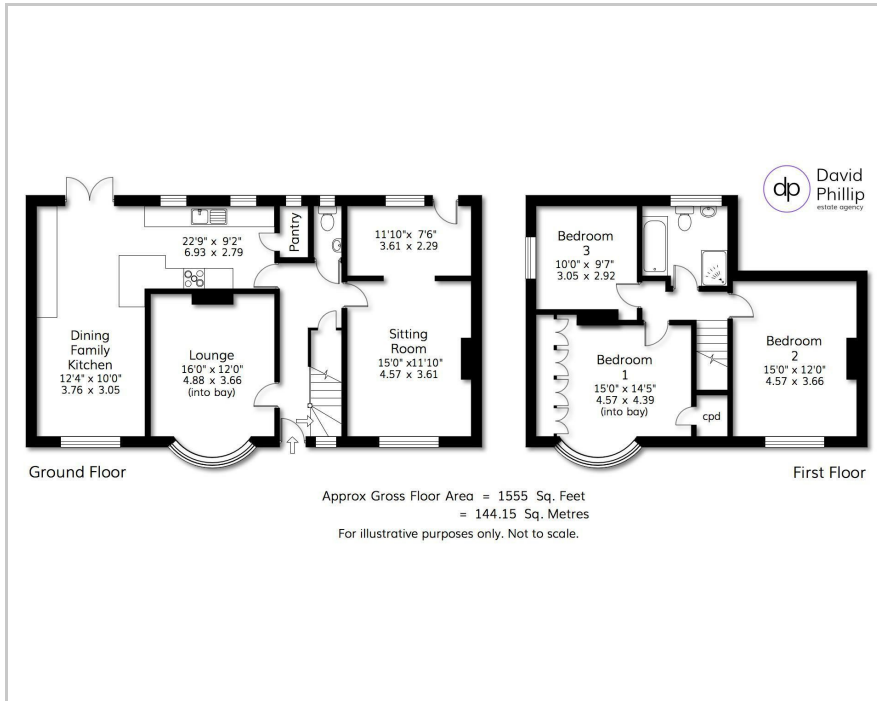
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## Floor Plan



## Area Map



## Accommodation

- An Attractively Presented Detached Family House
- Three Double Bedrooms and Flexible Spacious Ground Floor
- Large Living Family Kitchen Diner with Appliances
- Extensive Private Rear Decking and Lovely Sized Garden
- Featuring a New Resin Drive Approach
- Located in an Exclusive North Leeds Residential Area
- Energy Performance Certificate (EPC) Rating - To Follow
- Freehold, Leeds City Council Tax Band E

## 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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