



David  
Phillip

redefining estate agency



39 Moseley Beck Lane, Leeds, LS16 7FD

Price Guide £387,000

3 2 1 B

## Floor Plan



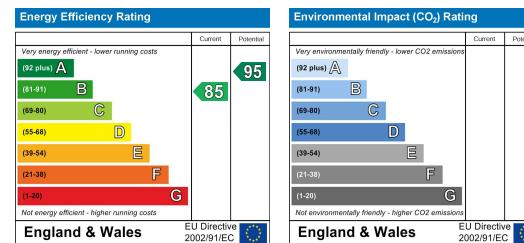
## Accommodation

- An Immaculate, High Specification, Recently Built Semi-Detached House
- Offering Three Bedrooms, Two Bathrooms plus Downstairs WC
- On Three Floors with Modern Contemporary Features
- Private South Facing Rear Lawned Garden with extended Patio & Shed
- On Site Drive Providing Parking for Two Cars
- Part of the Highly Popular Taylor Wimpey Moseley Green Development
- Sought After Area Close to Amenities & Horsforth Railway Station
- Energy Performance Certificate (EPC) Rating B / Freehold, Leeds City Council Tax Band D

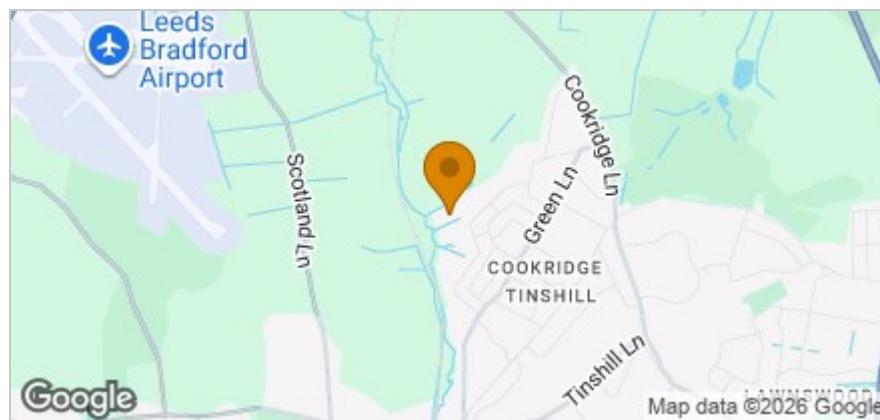
## Viewing

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



## Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.