



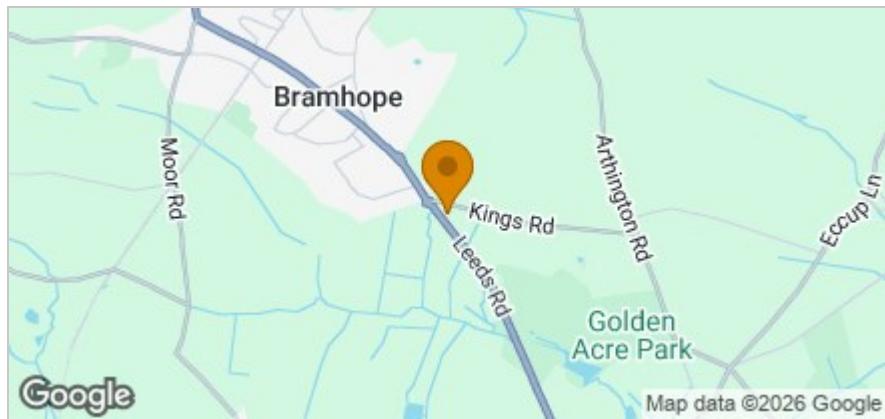
1A Kings Road, Bramhope, LS16 9JW  
£725,000



## Floor Plan



## 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.

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## Accommodation

- A Distinctive Looking Double Fronted Semi-Detached House
- Arranged on Three Floors with Five Bedrooms, Three Bathrooms
- Offering a Superb Spacious Flexible Ground Floor Layout
- Stunning Living Family Kitchen Diner, Separate Utility Room
- South Facing Lawned Garden and Paddock, all Approx. 1/3 acre
- Sought after Private Semi-Rural Village Fringe Setting
- Energy Performance Certificate (EPC) Rating C
- 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

