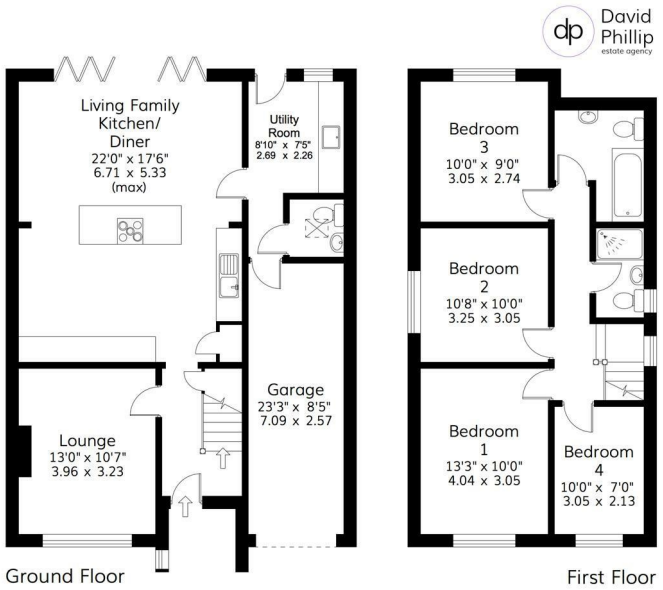
David Phillip
redefining estate agency

62 Long Meadows, Leeds, LS16 9DS
£595,000

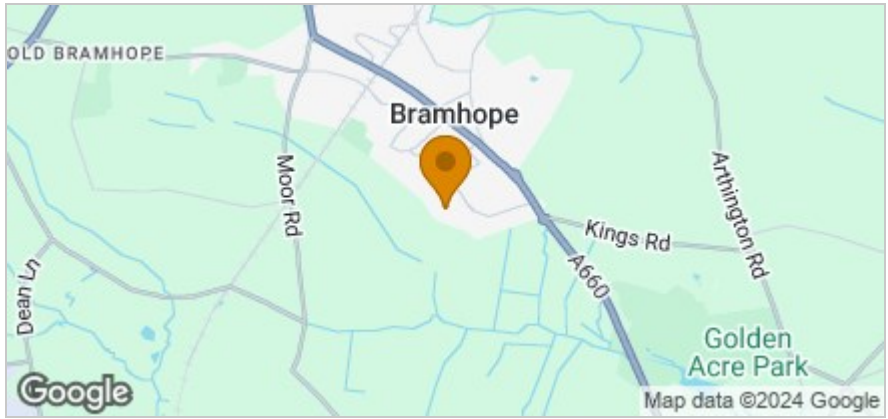
4 2 2 C

## Floor Plan




Approx Gross Floor Area = 1488 Sq. Feet
(Including Garage) = 137.94 Sq. Metres
For illustrative purposes only. Not to scale.

## Area Map



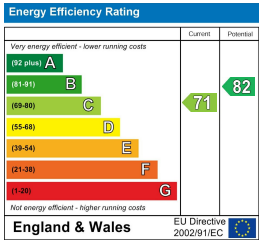

## Accommodation

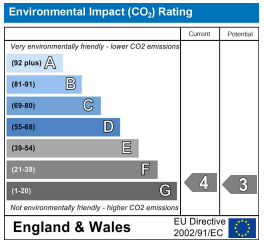
- A Most Tastefully Extended Detached Family House
- Offering Four Bedrooms and Two bathrooms
- Stunning Spacious Living Family Kitchen Diner
- Good Sized Utility Room and Downstairs Toilet
- Private Garden, Drive and 23ft Long Garage
- Close to the School and Village Amenities
- Energy Performance Certificate (EPC) Rated C
- Freehold, 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



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.

86 Leeds Road, Bramhope, Leeds, West Yorkshire, LS16 9AN
Tel: 01134 676 400 Email: info@davidphillip.co.uk https://www.davidphillip.co.uk