

28 Tredgold Avenue, Leeds, LS16 9BU Price Guide £625,000





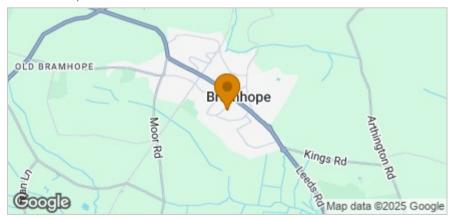




### Floor Plan



## Area Map



#### Accommodation

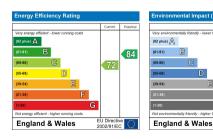
- An Immaculately Presented Semi-Detached Family House
- Offered with Four Bedrooms and a Luxury House Bathroom
- Plans/Permission Granted for Extending into the Loft
- Extended Stunning Open Plan Living Family
  Kitchen Diner
- Spacious Reception Room and Guests' Cloaks/WC
- Private Enclosed Southerly Facing Rear Garden with Patio
- Energy Performance Certificate (EPC) Rated C
- 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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