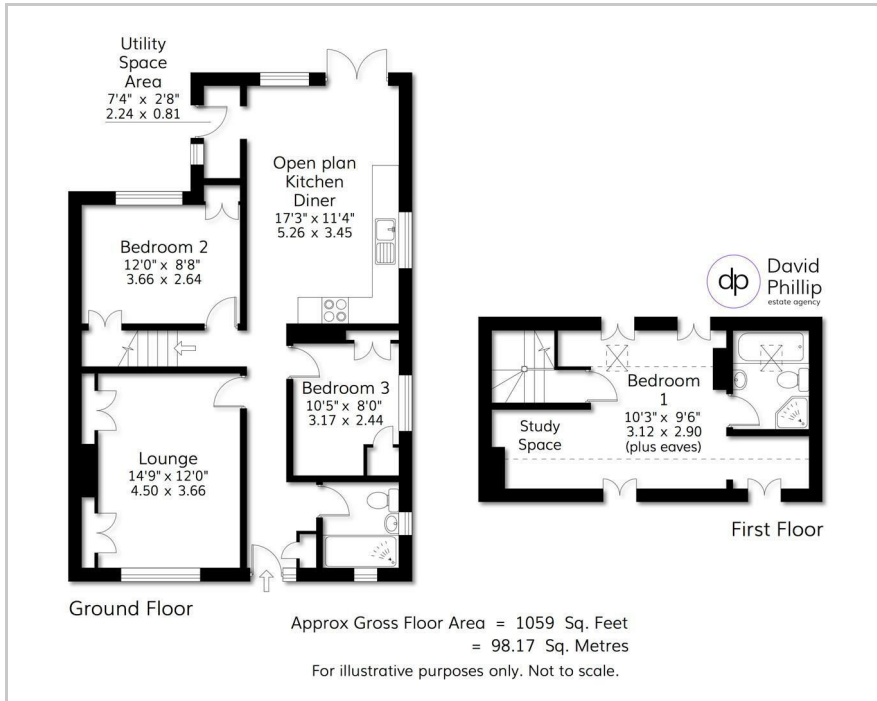




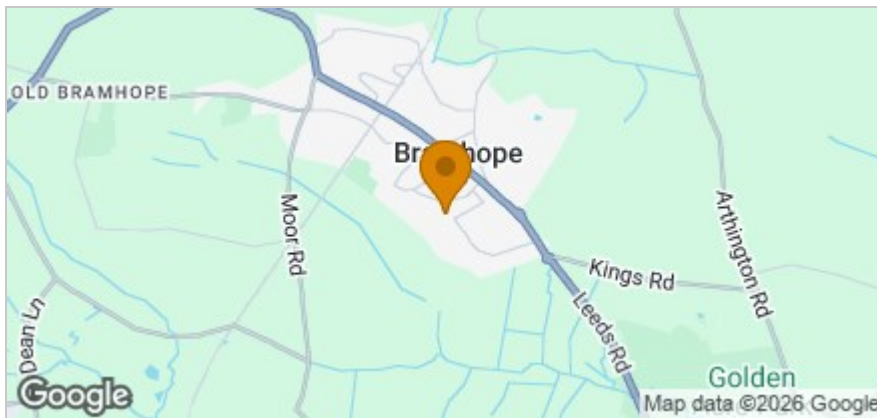
8 Sandy Walk, Leeds, LS16 9DW  
£425,000

 3  2  null  E

## Floor Plan



## Area Map



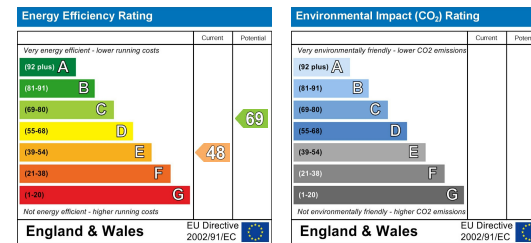
## Accommodation

- An Immaculately Presented Newly Refurbished Semi-Detached House
- Of Bungalow Appeal Now with Three Bedrooms and Two Bathrooms
- Stunning Spacious Newly Fitted Open Plan Kitchen Diner
- Extended Driveway Providing Ample Off-Street Parking
- Delightful Private Enclosed Rear Lawned Garden with Patio
- Highly Desirable Small Mature Tree-Lined Cul-de-Sac
- Energy Performance Certificate (EPC) Rating E (2025 EPC - Results Pending)
- 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



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