

## 131 KIRKSTALL LANE

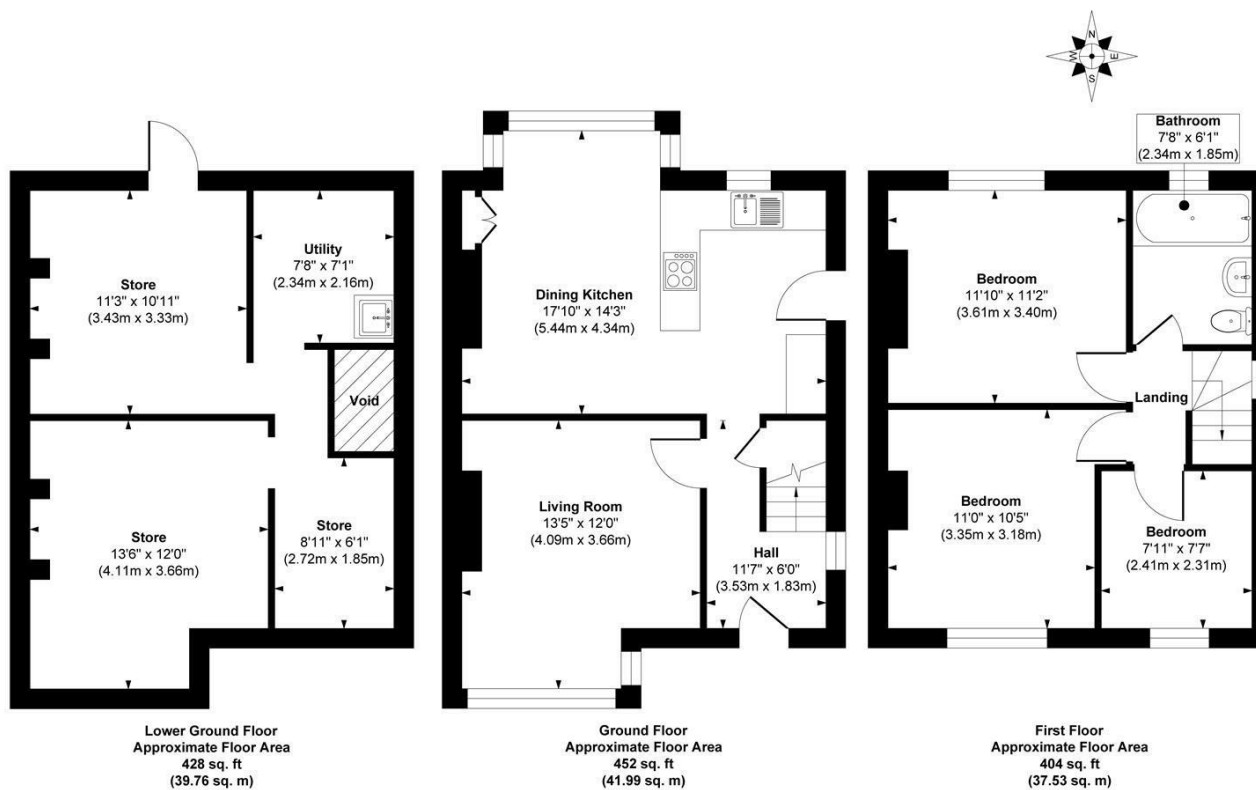
LEEDS, LS5 3LF

£325,000  
FREEHOLD

131 Kirkstall Lane is a generously proportioned and thoughtfully designed 1930s three-bedroom semi-detached home, ideally located in the vibrant Kirkstall/Headingley student district of Leeds. This property presents a fantastic opportunity for first-time buyers or growing families, thanks to its proximity to excellent local schools and a lively community.

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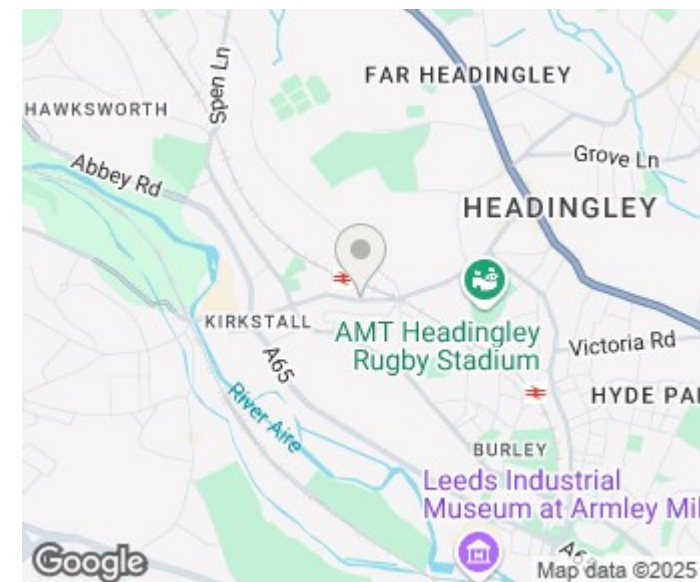
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**Approx. Gross Internal Floor Area 1284 sq. ft / 119.28 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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