



## 34 Barnbrough Street, Leeds, LS4 2QY

A recently refurbished two bedroom property in Kirkstall.

With a private front gated yard, this mid terrace property opens into a large living room with a modern, separate kitchen, complete with fitted and fully integrated appliances. Upstairs the master bedroom is accompanied by a second single bedroom, a cupboard storage area and a modern house bathroom.

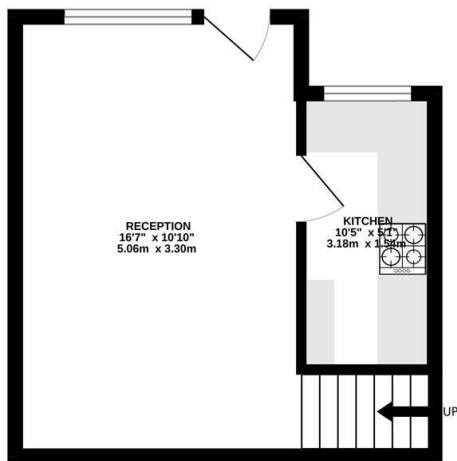
Barnbrough Street is located off Kirkstall Road, with regular buses departing towards Leeds City Centre one mile away. On street parking is available and Morrisons is less than 0.5 miles away.

- Private Front Garden
- Recently Refurbished
- Separate Kitchen
- Kirkstall Location
- Chain Free
- On Street Parking

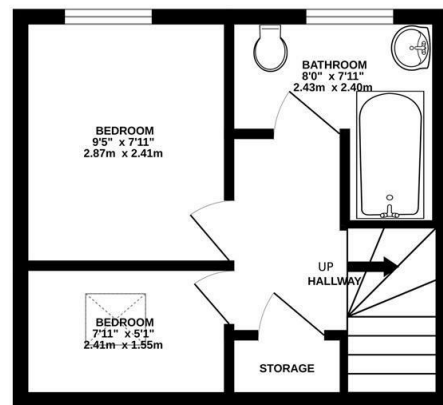
**£169,950**

[www.fletcherprops.com](http://www.fletcherprops.com)

GROUND FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



1ST FLOOR  
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA: 479 sq.ft. (44.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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