



4 Burley Wood Court, 462 Kirkstall Road Kirkstall Road, Leeds, LS4 2QD

A well presented two bedroom apartment in Kirkstall.

This first floor duplex apartment has an open plan kitchen living room with a Juliette balcony. The staircase has been repositioned to create a much large upstairs bedroom. The recently installed bathroom has a bath and shower over, whilst both bedrooms are large doubles and benefit from new decor and recently installed carpets. Electric central heating and double glazing throughout. Allocated private parking is included directly outside.

Burley Wood Court is located just off Kirkstall Road. Local buses depart 0.1 miles away and Morrisons supermarket is less than 0.5 miles away.

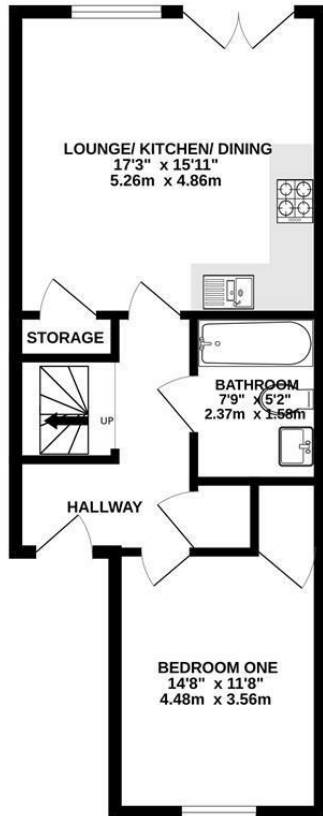
- Allocated Parking
- Two bedroom Duplex
- Juliette Balcony
- Modern Bathroom
- Secure Entry
- Kirkstall Location

£130,000

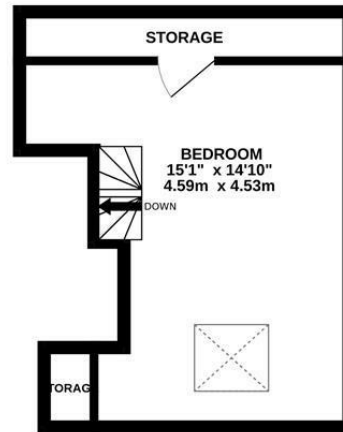
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GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



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



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		55	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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