



1 Sandford Road, Leeds, LS5 3AZ

A two bedroom end terrace house with a private rear garden in Kirkstall.

Located on a quiet cul de sac, this pleasant end terrace property has a front garden terrace and entrance porch. The large front living room leads to the separate rear kitchen, which has modern appliances and pantry storage. The kitchen opens out into the back garden, which has been tastefully designed with stone paving and wooden planters.

Upstairs there are two double bedrooms, a storage cupboard and a house bathroom, which contains a bath and shower over.

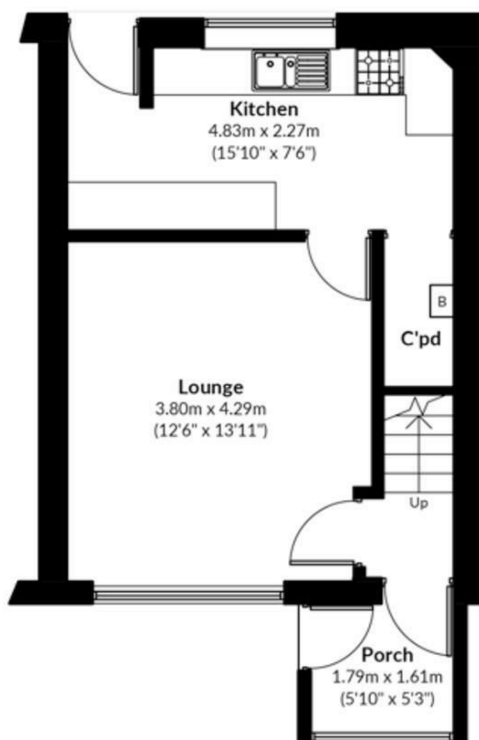
Sandford Road is located next to Sacred Heart Primary School. Private off-street parking is available and local buses depart from nearby Kirkstall Road.

- Outside Space
- Private Parking
- Chain Free
- Quiet Cul De Sac
- Kirkstall Location
- Modern Appliances

£169,995

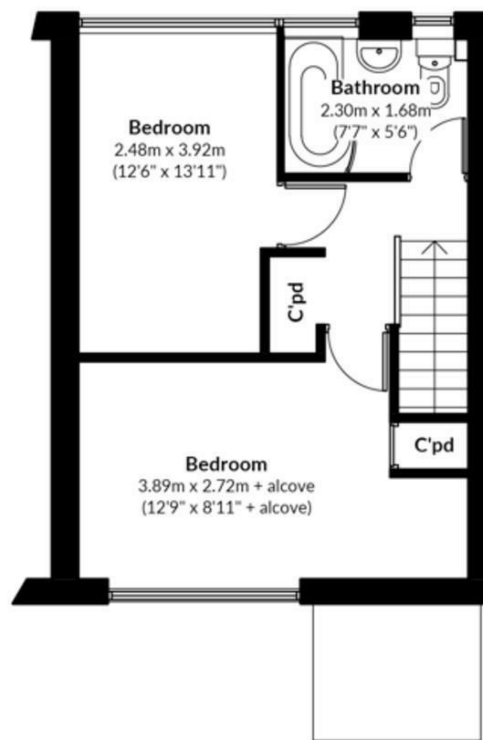
www.fletcherprops.com

Ground Floor Plan



Ground floor area: approx. 35.5 sq. meters (382.6 sq. feet)

First Floor Plan



First floor area: approx. 32.8 sq. meters (353.0 sq. feet)

Total floor area: approx. 68.3 sq. meters (735.6 sq. feet)
Floor plans are for identification only. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	