



Kirkstall Lane, Leeds LS5 3JU

Not for marketing purposes INTERNAL USE ONLY



Entrance Hall

Front entry door opens into the entrance hall

Lounge

16' 1" max x 17' 3" max (4.90m max x 5.26m max)

Large spacious lounge, fireplace, bay window space for dining table

Kitchen

11' 9" max x 13' 1" max (3.58m max x 3.99m max)

Spacious kitchen, island in the middle, space for washing machine, dryer, dishwasher, electric hob & oven, grey matt cupboards

Bedroom 1

12' 9" max x 8' 1" max (3.89m max x 2.46m max)

space for double bed and free standing furniture

Shower Room

Bedroom 2

8' max x 10' 1" max (2.44m max x 3.07m max)

space for double bed and free standing furniture

Bedroom 3

8' max x 10' 1" max (2.44m max x 3.07m max)

space for double bed and free standing furniture

Bedroom 4

7' 4" max x 12' 4" max (2.24m max x 3.76m max)

space for double bed and free standing furniture

Bedroom 5

7' 7" max x 13' 1" max (2.31m max x 3.99m max)

space for double bed and free standing furniture

Bedroom 6

14' 2" max x 15' 7" max (4.32m max x 4.75m max)

space for double bed and free standing furniture

Bathroom

Tiled bathroom, bath with shower over, sink and toilet

Cellar

Large storage space in the cellar



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welcome to

Kirkstall Lane, Leeds

- GUIDE PRICE £360,000 - £370,000
- HMO Licence
- Six Bedrooms
- Great Location
-

Tenure: Freehold EPC Rating: E

guide price

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108958 - 0004

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