



Kirkstall Hill, LEEDS LS4 2SY

welcome to

Kirkstall Hill, LEEDS

This well-presented three-bedroom home offers a modern yet comfortable living space, perfect for families or professionals. Close to local amenities, schools, and transport links, making it an excellent choice for those seeking a stylish and functional home.



Entrance

New carpet in the hall, radiator, electric/gas meter under the stairs

Lounge

22' 6" max x 10' 2" max (6.86m max x 3.10m max)
Laminate flooring, electric fire with fire surround, open plan living/dining room , x2 radiators, window to the front, window to the back, spacious, supporting beam

Kitchen

8' 4" max x 7' 1" max (2.54m max x 2.16m max)
Laminate floor tile effect, laminate doors, laminate worktops, free standing gas oven with gas hob on top, built in extractor with carbon filter, boiler on the wall, space for a free standing washing machine, one bowl metal sink, window to the side, space for free standing fridge/freezer

Landing

Carpeted, window to the side

Bedroom 1

12' 4" into alcove max x 9' 10" to alcove max (3.76m into alcove max x 3.00m to alcove max)
Carpeted, space for a kingsize bed, window to the front, radiator, space for freestanding furniture, spacious

Bedroom 2

11' 10" max x 7' 10" max (3.61m max x 2.39m max)
Carpeted , single bedroom but could potentially fit double bed, freestanding furniture , built in cupboard for storage

Bedroom 3

8' 6" max x 8' max (2.59m max x 2.44m max)
Carpet, used as an office but can fit single/double bed, window to the back, angled ceiling, space for freestanding furniture

Bathroom (groundfloor)

Tiled flooring, panel bath with shower over, built in unit for storage, sink, toilet window to the side, towel

rail radiator

Loft Space

Decent storage space

Garden

Large garden space 140ft, grass, driveway to the side, garage for extra storage space, part of the garden is raised



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Kirkstall Hill, LEEDS

- OPEN HOUSE 10TH MAY 2.30-3.30PM - PLEASE CALL THE OFFICE TO SECURE YOUR BOOKING!
- Guide Price £250,000 - £260,000
- 3 Bedroom Semi Detached
- Large Rear Garden 3 Tier 140ft
- Good Transport Links To Leeds City Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109010 - 0007

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