



**Kirkstall Hill, LEEDS LS4 2SY**





### 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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**welcome to**

## **Kirkstall Hill, LEEDS**

- Guide Price £250,000 - £260,000
- 3 Bedroom Semi Detached
- Large Rear Garden 3 Tier 140ft
- Good Transport Links To Leeds City Centre
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Tenure: Freehold EPC Rating: D

guide price

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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