



**Kirkstall Hill, Leeds LS4 2SX**



**welcome to**

**Kirkstall Hill, Leeds**

Spacious 4-Bedroom Semi-Detached Home with Garage, Large Driveway & Expansive Garden

Welcome to this beautifully presented 4-bedroom semi-detached home, perfect for families seeking generous living space both inside and out



## Entrance

Carpeted , Radiator

## Cupboard Understairs

Cupboard under the stairs has storage space/metres

## Lounge

13' 7" max x 11' 9" max ( 4.14m max x 3.58m max )

Spacious lounge, bay window to the front, laminate flooring

## Kitchen

12' 6" max x 11' 9" max ( 3.81m max x 3.58m max )

Traditional shaker kitchen, laminate door, laminate worktops, free standing range cooker, gas hob, one bowl plastic in the island, integrated tall fridge/freezer, lino flooring, radiator, window to back , lots of storage

## Bedroom 1/ Reception Gf

14' 10" max x 7' 1" max ( 4.52m max x 2.16m max )

Double bedroom, carpeted, patio doors to the back, radiator, built in cupboard space for free standing furniture

## Bedroom 2

14' 4" max x 6' 10" max ( 4.37m max x 2.08m max )

Double bedroom, bay window to the front, built in cupboard for storage, space for free standing furniture

## Bedroom 3

12' 4" max x 11' 3" max ( 3.76m max x 3.43m max )

Double bedroom, carpeted, window to the back, radiator,space for free standing furniture, built in cupboard for storage

## Bedroom 4

11' max x 8' 6" max ( 3.35m max x 2.59m max )

Double bedroom, carpeted, window to the back, radiator,space for free standing furniture, built in cupboard for storage

## Bathroom

Lino flooring , tiled walls, panel bath curved corner,

electric shower over, pedestal sink, window to the back, has extractor fan

## Toilet - First Floor

Lino floor, toilet, window to the side

## Garden

Front - Grass, Driveway, Garage

Rear - Large Spacious garden to the back  
parking - Huge paved driveway



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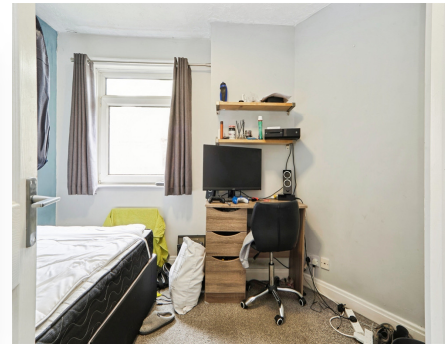
## **Kirkstall Hill, Leeds**

- 4 Bedroom Semi Detached
- Good Transport Links To Leeds City Centre
- Large Front & Back Garden (Garage)
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Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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