



29 Norman Row, Kirkstall
£240,000

SPACIOUS THREE BEDROOM TERRACED HOUSE - HIGH CEILINGS & LARGE ROOMS -TURN KEY CONDITION - MODERN FITTED KITCHEN - MODERN HOUSE BATHROOM - COVENIENT LOCATION FOR HEADINGLEY TRAIN STATION- PAVED FRONT GARDEN WHICH IS A FABULOUS SUN SPOT IN THOSE SUMMER MONTHS!

With gas central heating and Upvc double glazing this three-bedroom mid terrace property offers great value for money. In move in condition, the property is an ideal first time buy. Briefly comprising: Large living room with log burner and gorgeous revealed brick fireplace. Fitted kitchen with contemporary units. To the first floor is the spacious house bathroom which is also modern with white suite and shower above. The master bedroom is simply massive with high ceilings and gorgeous original fireplace. To the second floor is an excellently proportioned double bedroom with stunning exposed beams, plus a single room which makes the perfect office space. AN INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THIS WONDERFUL PROPERTY - EPC RATING D - FULL VIDEO TOUR AVAILABLE

AREA GUIDE

Between Bramley and Headingley is the increasing popular suburb of Kirkstall. Kirkstall has become a hot spot for investors, families and students alike. With plenty of history behind it alongside a growing list of amenities, Kirkstall offers the perfect blend of old and new; making a great home for many residents.

There's so much to do in this area!! Starting with Cardigan Fields; a complex of restaurants, bars, cinema, bowling and much more, there is something for everyone. A little further down the road Oxygen Free Jumping Trampoline Park is perfect for a rainy day. Whilst a walk round the famous Kirkstall Abbey or a kick about at goals is ideal for a sunnier day.

TENURE

FREEHOLD

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.



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COUNCIL TAX BAND

A

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

D

PARKING

The parking at the property is on street

WATER METER

There is a water meter in the property

PROPERTY CONSTRUCTION

The property is standard construction

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

NOT VENDOR CHECKED

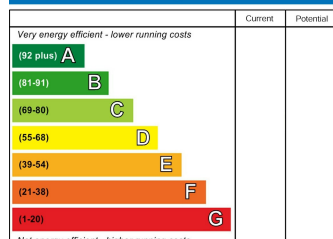
Please note this brochure has not been vendor checked and is subject to alteration

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

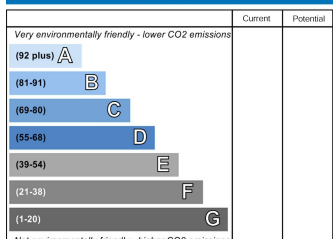


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC