



£295,000 Region



- Modern 3 bedroomed semi-detached with no chain
- Lovely elevated southerly views with enclosed gardens
- Modern kitchen with integrated appliances
- Bathroom w/c & shower room w/c
- Close to train station & shops
- Off street parking



A MODERN THREE BEDROOMED SEMI-DETACHED PROPERTY ENJOYING ELEVATED VIEWS OVER THE KIRKSTALL VALLEY TO THE REAR WITH A SUNNY SOUTHERLY ASPECT, A SECURE ENCLOSED REAR GARDEN AND OFF STREET PARKING, SITUATED IN THIS VERY CONVENIENT AND SOUGHT-AFTER LOCATION, A SHORT WALK TO HEADINGLEY TRAIN STATION, KIRKSTALL LEISURE CENTRE, MEDICAL CENTRE, SCHOOLS, A RANGE OF SHOPS AND AMENITIES, THE PICTURESQUE KIRKSTALL ABBEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

Offered with no chain, this very well presented property has gas central heating and brand new UPVC double glazed windows, providing spacious and well planned accommodation, comprising an entrance hall leading to a good sized lounge with space for dining and a modern fitted kitchen with integrated dishwasher, washing machine, fridge freezer, a built-in gas hob and high level oven & microwave. Upstairs, there is a mezzanine style double bedroom and a shower room w/c, whilst on the garden floor, there is another double bedroom and a single bedroom, both having direct access into the rear garden and a bathroom w/c. The hallway has useful cupboards providing lots of storage space.

Outside, there is a low maintenance enclosed front garden and a gated block paved drive leading to steps down to the fully enclosed rear garden enjoying a sunny southerly aspect, mainly laid to lawn with planted borders, a paved patio and a timber shed.





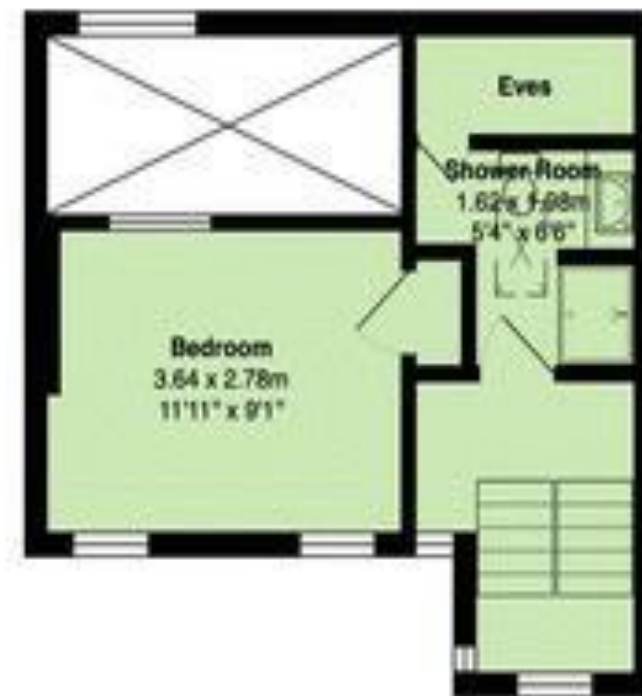
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor



Ground Floor



First Floor

Total Area: 89.3 m² ... 961 ft²

All measurements are approximate and for display purposes only

conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

Disclaimer -None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.