



Abbeydale Garth

LS5, Kirkstall

Introduction

Beautifully presented 2-bed semi in popular Kirkstall, featuring a stunning extended kitchen with vaulted ceiling & bi-fold doors, landscaped garden, cosy lounge, driveway & great transport links – perfect for first-time buyers.

PROPERTY TYPE	Brick Built semi-detached
BEDROOMS	2
RECEPTION ROOMS	2
BATHROOMS	1

Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment



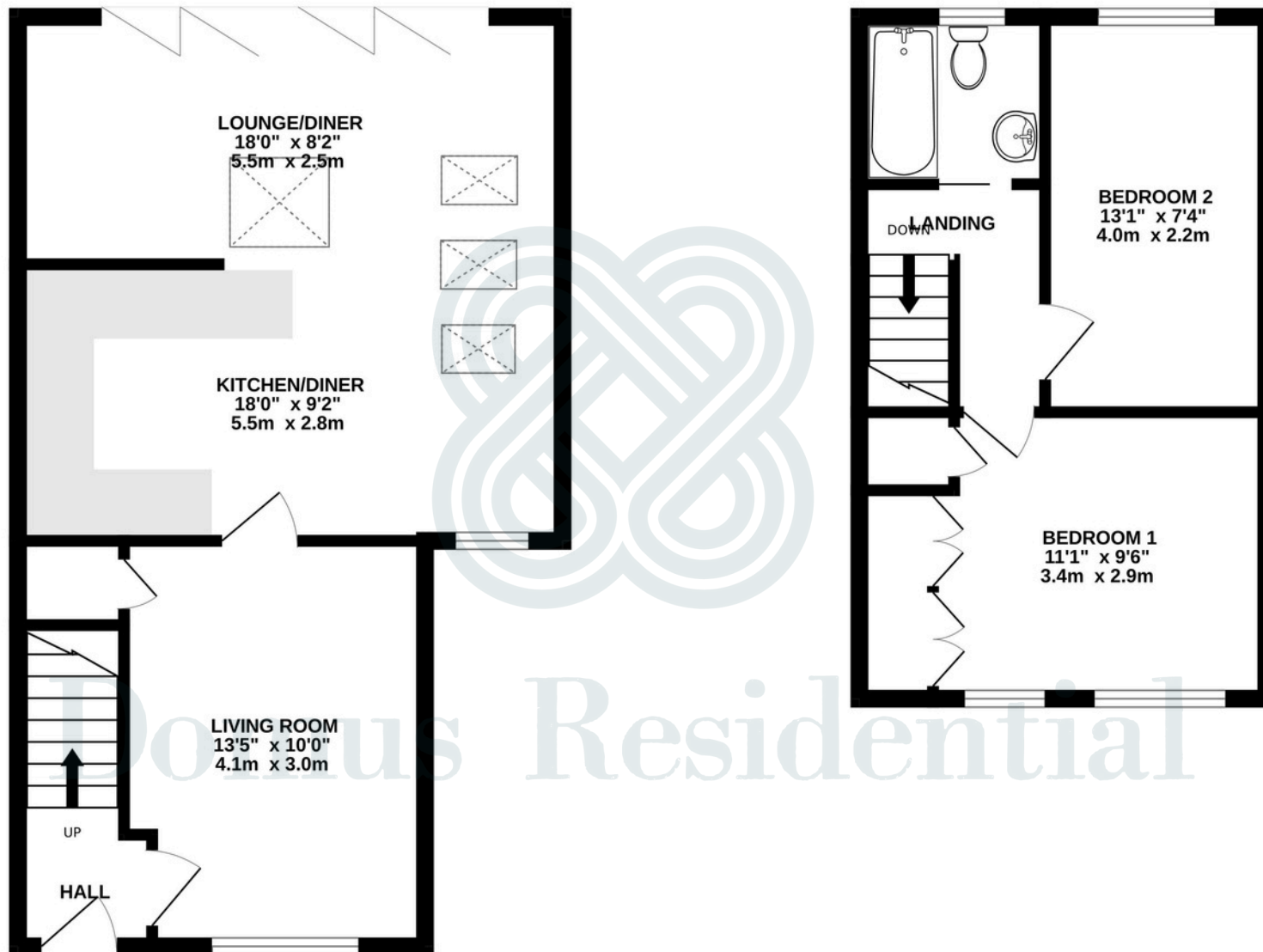
Key Features

- Stunning extended living kitchen with vaulted ceiling and bi-fold doors
- Beautifully landscaped garden with decking, patio, and mature planting
- Bright and stylish open-plan living and dining space
- Cosy lounge to the front, ideal for quiet evenings in
- Two well-proportioned double bedrooms
- Modern bathroom designed to make the most of the space
- Immaculately presented throughout – ready to move straight in
- Driveway and lawned front garden providing great kerb appeal
- Convenient location near Kirkstall Forge Station and Leeds city centre
- Perfect first-time buy – homes like this don't stay on the market for long!
- Council Tax:C









General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not to purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.