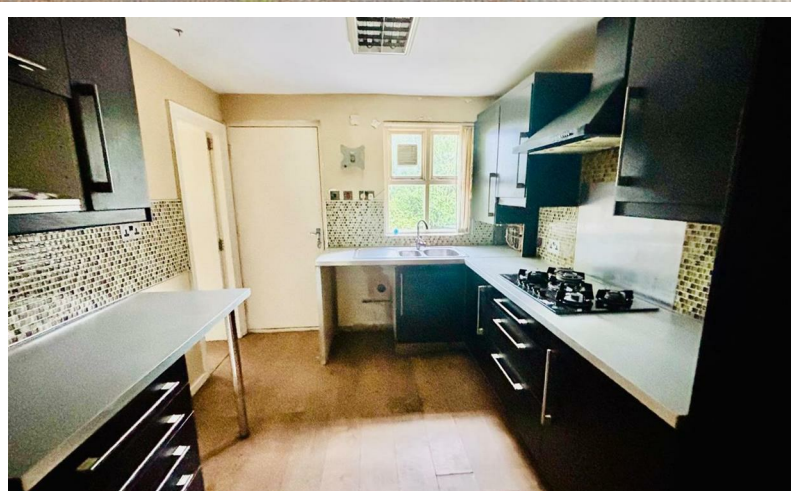




£210,000

23 Greenhow Road, Kirkstall, Leeds, West Yorkshire, LS4 2JA

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Early viewing is advised for this THREE BEDROOM SEMI DETACHED property which offers spacious accommodation throughout and is situated in a popular residential area of Kirkstall making an ideal family home.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with ample space for a range of living room furniture, a FITTED KITCHEN with a range of wall, drawer & base units, a DINING ROOM with access to the rear garden via a double glazed rear door & a DOWNSAIRS SHOWER ROOM / WC which comprises of a glazed shower cubicle.

To the first floor, there is a good sized LANDING with stairs rising to a BOARDED OUT LOFT, THREE DOUBLE BEDROOMS & a FAMILY BATHROOM / WC with a panelled bath and plumbed shower above.

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Living Room:

Double glazed window, central heating radiator, ample space for a range of living room furniture

Fitted Kitchen:

Double glazed window, a door giving access to the rear, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor hood above, eye level oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge freezer

Dining Room:

Double glazed door to the rear, central heating radiator, ample space for a range of dining room furniture

Downstairs WC / Shower Room:

Double glazed window, a white suite comprising of a glazed shower cubicle with a plumbed shower tap above, low flush WC, wash basin

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, stairs rising to the boarded out loft (additional room)

Bedroom One:

Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Two:

Double glazed window, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator

Family Bathroom / WC:

Double glazed window, a suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:

The rear garden is a good size & has a patio as well as being fully enclosed. The front garden has a lawn & also has access to the driveway.

Off Street Parking / Driveway:

A driveway provides useful off street parking for three cars

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2308-3956-4209-0145-7200>

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Please use the postal code LS4 2JA in Sat. Nav. Number 23 Greenhow Road can be found signified by our FOR SALE SIGN

