



27 St. Matthias Grove, LS4 2DU

Two-bedroom mid-terrace in Kirkstall, ideal for investors or first-time buyers. Spacious open-plan living/dining room, separate kitchen, and access to a south-facing tiered garden with rear access to Kirkstall Road. Upstairs offers a large double bedroom and a second room perfect as a single or home office, plus a modern fully-tiled bathroom.

Excellent storage throughout, including an outdoor bike store, pantry, and airing cupboard. Located on a quiet residential street with communal parking and strong transport links — a high-demand rental area close to shops, buses, and Leeds city centre.

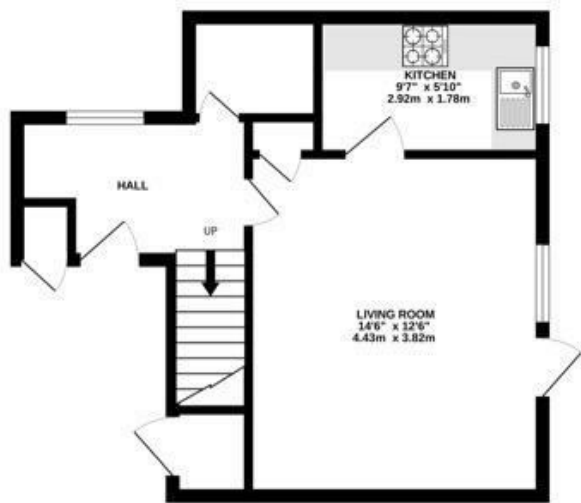
- Large Garden
- Extra Storage
- Quiet Neighbourhood
- Parking
- Modern Bathroom
- Popular Kirkstall

£195,000

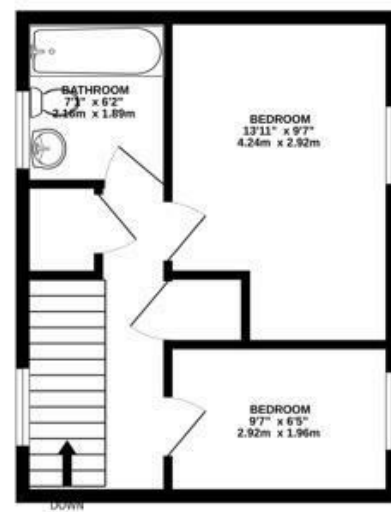
www.fletcherprops.com

Fletcher Properties

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: