





Kirkstall Road,Leeds LS4 2QD

william h brown

welcome to

Kirkstall Road, Leeds

Three-bedroom semi-detached family home offering spacious accommodation throughout, including a bright dual-aspect living room, kitchen, and front and rear gardens. Conveniently located with excellent transport links to Leeds City Centre and close to local amenities, making it ideal for families.













Living Room
A spacious living room featuring dual aspect windows that flood the room with natural light, creating a bright and welcoming atmosphere. The generous layout provides ample space for a range of furniture arrangements, while the feature fireplace with decorative surround serves as an attractive focal point.

Kitchen
A functional kitchen fitted with a range of light wood-effect wall and base units, complemented by contrasting work surfaces and a tiled splashback. The room offers space for freestanding appliances, including a cooker, washing machine and fridge freezer, while the large window above the sink provides plenty of natural light. A rear access door leads directly outside, adding practicality for day-to-day living. Well arranged to maximise the available space, the kitchen provides ample storage and workspace for

Bedroom One
A double bedroom with space for free standing furniture.

Bedroom Two
A double bedroom with space for free standing furniture.

Bedroom Three
A single bedroom with space for free standing furniture.

Bathroom
Comprising a bath with shower over, wc and hand basin.

Externally
The property enjoys a front garden, predominantly laid to lawn, providing an attractive outdoor space. A paved pathway leads to the front entrance, while fencing to the boundaries offers a degree of privacy.

The rear garden offers a generous outdoor space, ideal for relaxing, entertaining and family enjoyment. A paved patio provides ample room for outdoor seating and dining, while steps lead up to a further garden area laid mainly to lawn with mature trees and established planting.

Agents Note
1, Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

2, Please note that the photographs used in this listing may have been taken at an earlier date and may not accurately reflect the property's current condition, appearance, fixtures, fittings, or furnishings. Prospective purchasers are advised to arrange a viewing to satisfy themselves as to the current state of the property.

welcome to

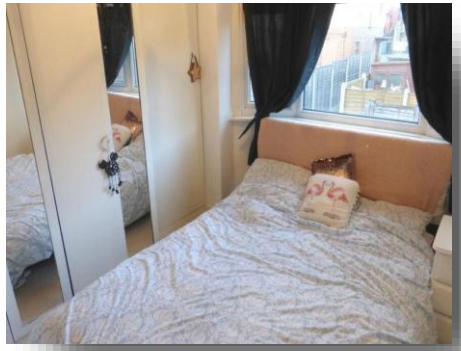
Kirkstall Road, Leeds

- **GUIDE PRICE £210,000 - £220,000**
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£210,000 - £220,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HEA110247 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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