



202 Kirkstall Lane, Leeds, LS5 2AB

A well proportioned and attractive three bedroom, semi-detached house in Kirkstall.

This impressive property opens into the entrance hallway, which leads to the through living and dining rooms. Wooden flooring, high ceilings and a feature fireplace provide a grand, welcoming environment. The open plan kitchen has fitted units and both under counter and overhead storage. The rear garden is accessed from the dining room. Upstairs, the master bedroom has fitted wardrobes and a bay window with fitted blinds. Bedroom two, currently used as a study, is also a comfortable double bedroom and enjoys views of the back garden. A third single room or guest room has fitted storage and a second bay window. The house bathroom has been recently installed and includes a large bath with shower over.

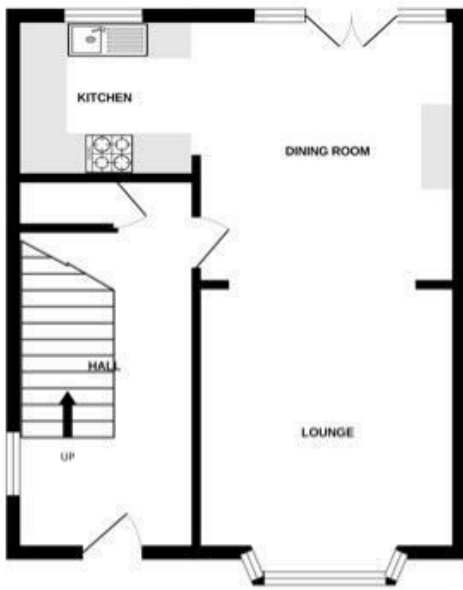
Off street parking for multiple vehicles leads up the side of the house. A large garage is located in the secluded rear garden, which also benefits from a front patio area.

- South Facing Garden
- Close to Train Station
- Open Ground Floor Layout
- Rear Garage
- Modern Bathroom
- Boarded Loft

£325,000

Fletcher Properties

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
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: