



27 St. Matthias Grove, LS4 2DU

A two bedroom mid terrace house for sale in Kirkstall.

The property contains a large living and dining room to the ground floor, with a separate kitchen and rear door to the beautiful garden. The tiered garden is south facing and can be used for access towards Kirkstall Road. Upstairs there are two carpeted and well presented bedrooms. The master bedroom is a large double, whilst the second is a single room or study. The modern house bathroom has been fully tiled to the ceiling and contains a modern suite with bath and shower over.

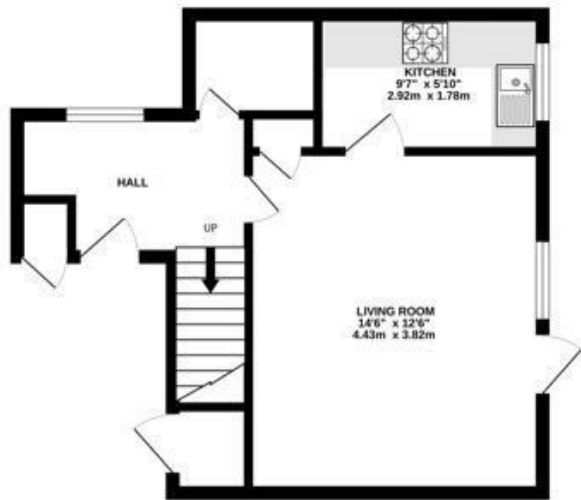
The house contains several storage areas. There is a secure store/bike shed outside, a pantry to the ground floor and an airing cupboard to first floor. St Matthias Grove is a residential street, with communal parking available for residents. Local buses depart from nearby Kirkstall Road.

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

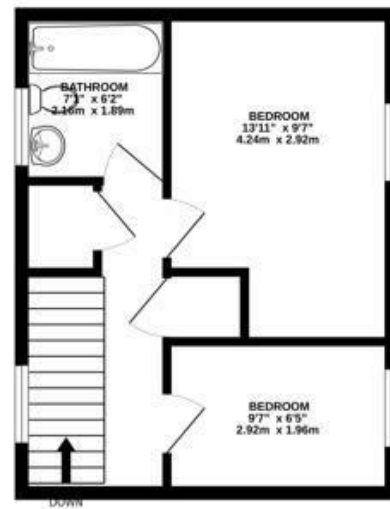
£200,000

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		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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: