Fletcher Properties









1 Lancastre Grove, Leeds, LS5 3DY

An excellent opportunity to purchase a well proportioned, three bedroom semi-detached house in Kirkstall.

With a private front garden and entrance walkway, this property enters into a welcoming hallway. The large front reception room includes a feature fireplace, high ceilings and wooden floors. The dining room overlooks the rear garden and benefits from a recently refurbished wooden floor. The separate kitchen has fitted units along three walls.

Upstairs, there are two large doubles, with the master room including a feature fireplace. A smaller single room is located to the front, whereas the house bathroom overlooks the side garden.

The house benefits from a large garage with an up-and-over door, with private driveway parking at the front.

- Semi Detached
- Driveway Parking
- Large Garage
- High Ceilings
- Rear Garden
- Wooden Floors

£206,995

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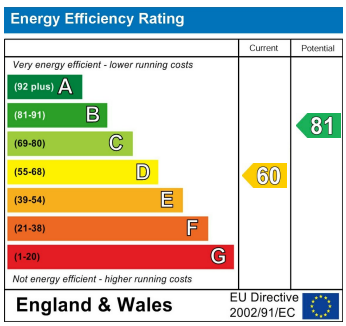
GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

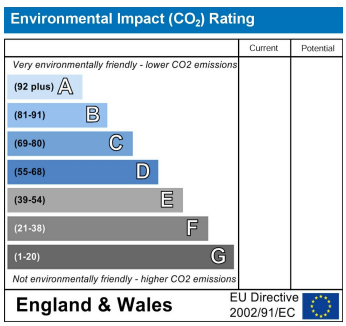
1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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