



34 Norman Row, Leeds, LS5 3JL

A three bedroom property for sale in Kirkstall.

This mid-terrace house enters onto a private front garden. Laid out over four floors, the lower ground access leads into the welcoming kitchen dining room, which includes a breakfast bar dining area, recently fitted units and recessed lighting. A large utility room runs behind the kitchen.

The ground floor contains the large living room, which benefits from high ceilings, wooden floors and tasteful decor. A cozy wood burner acts as the focal point of the space, creating a warm and inviting atmosphere.

Upstairs, the master bedroom and house bathroom are located on the first floor. The second floor has a second double room and an additional room which is currently used as a study.

- Modern Kitchen
- High Ceilings
- Three Bedrooms
- Large Living Room
- Front Garden
- Wooden Flooring

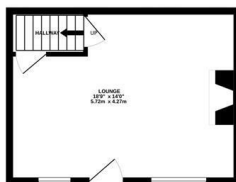
£250,000

www.fletcherprops.com

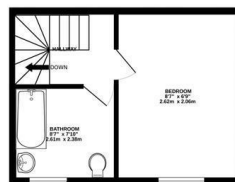
BASEMENT LEVEL
232 sq.ft. (21.5 sq.m.) approx.



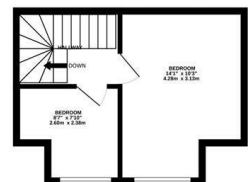
GROUND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



3RD FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 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			
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: