



**Kirkstall Avenue, LEEDS LS5 3DW**





Basement

Ground Floor

First Floor

Second Floor

Total floor area 161.8 m<sup>2</sup> (1,742 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## welcome to Kirkstall Avenue, LEEDS

- Guide price £290,000 - £300,000
  - Characterful period home with high ceilings and feature fireplaces
  - New roof and boiler
  - Rewired in 2021
  - Close to local shops and restaurants
- Tenure: Freehold  
EPC Rating: E

Council Tax Band: B

guide price **£290,000**



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**Property Ref:**

HEA109930 - 0005

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