



This three-bedroom semi-detached family home in Kirkstall, featuring a modern kitchen, spacious lounge, three good sized bedrooms, main bathroom and downstairs WC. The property benefits from front and south-facing rear enclosed gardens, driveway parking and gas central heating.

The house offers comfortable living with close proximity to Kirkstall Forge railway station, primary and secondary schools as well as popular shops, restaurants, bars and coffee shops.

TRANSPORT LINKS:

The property is ideally positioned for commuters, with Kirkstall Forge railway station just a short walk away (approximately 5-10 minutes). The station provides regular services into Leeds railway station, with journey times of around 6 minutes, making it ideal for city centre professionals. There are also frequent bus services nearby offering convenient routes into Leeds city centre and surrounding areas.

For those travelling by car, the property benefits from excellent road links via Kirkstall Road (A65), providing straightforward access into Leeds and towards surrounding West Yorkshire locations.





NO CHAIN | EXCELLENT CONDITION | OFF ROAD PARKING

This beautifully presented three-bedroom semi-detached family home in the heart of Kirkstall is offered to the market with no onward chain and is ready to move straight into. Finished in a modern, neutral style throughout, the property offers spacious and comfortable living ideal for families, first-time buyers or professionals alike.

Entrance Hall

A welcoming entrance hallway providing access to the principal ground floor rooms and staircase to the first floor. To the left of the hallway is a convenient downstairs W/C, ideal for guests and everyday family living.

Kitchen

The modern fitted kitchen has been finished with sleek, contemporary units and complementary worktops, creating a stylish and practical space. Integrated white goods include a dishwasher, oven, hob and extractor, maintaining a streamlined finish.

The layout incorporates a breakfast bar area — perfect for casual dining or morning coffee — while still offering generous worktop preparation space. In addition, the kitchen benefits from access to two useful utility cupboards, providing excellent storage and helping to keep the main kitchen area clutter-free. The overall finish is sharp, modern and highly functional.

Lounge

The spacious lounge is neutrally decorated, allowing buyers to easily personalise the space to their own taste. A large front-facing window fills the room with natural light, creating a bright and welcoming atmosphere. The room comfortably accommodates multiple seating arrangements, making it an ideal family living space.



First Floor

Bedroom One

A generous double bedroom, beautifully presented in neutral tones with ample space for wardrobes and additional furnishings.

Bedroom Two

A second well-proportioned double bedroom, finished in the same modern style, offering flexibility for family use or guest accommodation.

Bedroom Three

A generous single bedroom, ideal as a child's room, nursery, dressing room or home office.

Bathroom

The contemporary main bathroom features a modern suite comprising a bath with overhead shower and glass screen, wash basin and WC. Finished with sleek tiling and clean lines, the space feels fresh and well maintained

Outside

To the front, the property benefits from a paved driveway providing off-road parking, along with a side entrance giving convenient access to the rear garden.

To the rear, there is a beautifully maintained, south-facing enclosed garden — a gorgeous green space ideal for relaxing or entertaining, offering both privacy and security.



3



1



Driveway



Council Tax = A



1



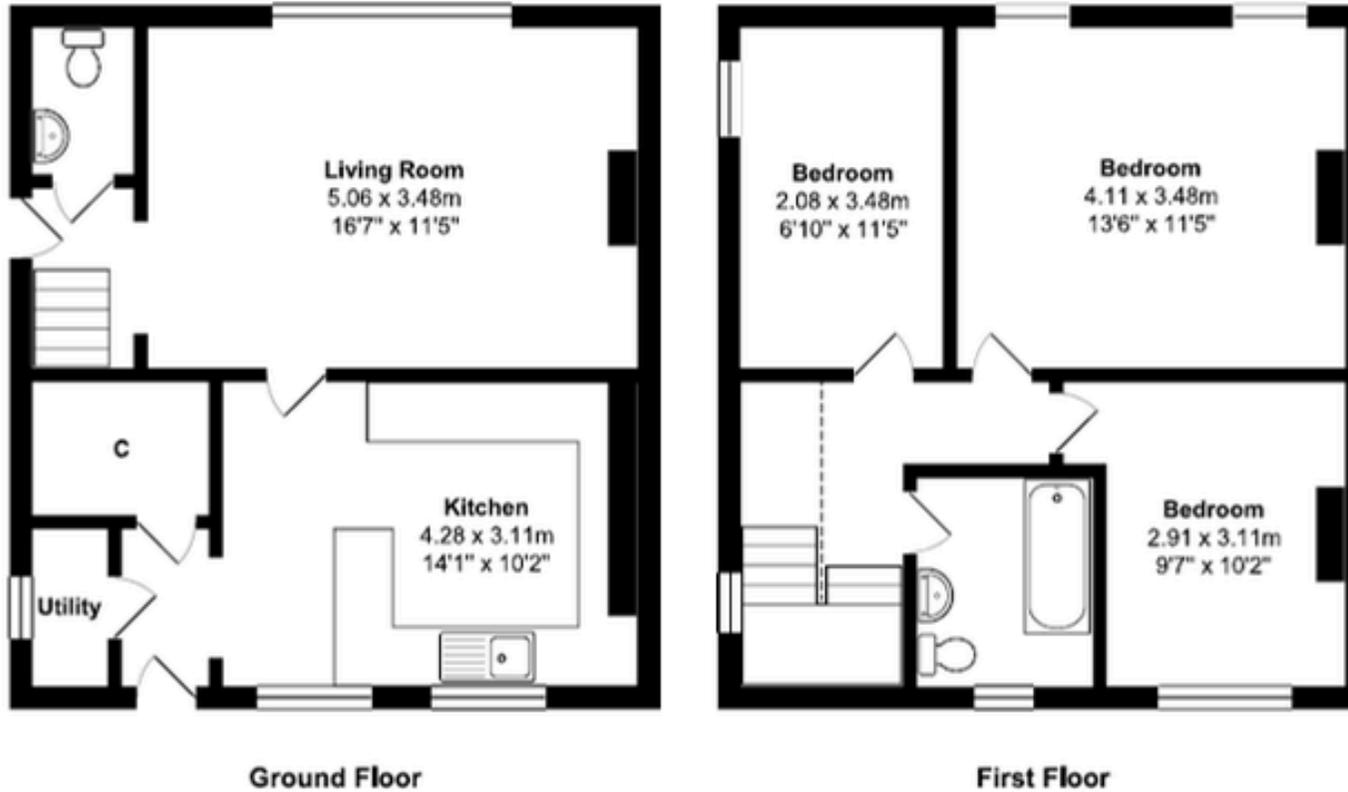
Freehold



Semi-Detached



C



Floor Plan

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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