

FOR SALE



Norman View, Kirkstall, LS5 3JJ
Offers In Excess Of £225,000


MARTIN&CO

- PATIO AREA
- GAS CENTRAL HEATING
- KIRKSTALL LOCATION
- COUNCIL TAX BAND A
- ON STREET PARKING

A delightful three-bedroom back-to-back mid-terrace house, situated in the highly sought-after 'Normans' and offered for sale with no onward chain. Freehold. Council Tax Band A.

KITCHEN 11' x 6' (3.35m x 1.83m) The property benefits from a well-designed and modern kitchen, offering both practicality and style. It features contemporary fitted units, ample worktop space, and an integrated oven with gas hob. Finished in light, neutral tones with contrasting floor tiles, the kitchen feels bright, clean, and functional.

LIVING/DINING AREA 18' x 10' (5.49m x 3.05m) The living area is beautifully presented, offering a warm and inviting space enhanced by soft, neutral décor and stylish finishing touches. A generous seating layout provides plenty of room for relaxation, while the feature fireplace adds character and serves as an attractive focal point. Wooden flooring contributes to the cosy yet contemporary atmosphere, and the overall design-combined with thoughtful furnishing-creates a comfortable and welcoming environment perfect for everyday living.

FIRST BEDROOM 17' x 11' (5.18m x 3.35m) The first-floor primary bedroom is a bright and spacious double, featuring attractive original wooden flooring and a large window that allows natural light to fill the room. Its generous proportions comfortably accommodate a double bed, wardrobes, and additional furniture while still maintaining an open, uncluttered feel. Finished in neutral tones, this bedroom offers a calm and relaxing atmosphere.



SECOND BEDROOM 8' x 6' (2.44m x 1.83m) The second bedroom is a versatile space filled with natural light and featuring attractive wooden flooring. Its size and layout make it ideal for use as a child's bedroom, a home office, or a study, offering flexibility to suit your needs. Neutral décor provides a bright and calming environment, creating a comfortable and functional space.

THIRD BEDROOM 13' x 11' (3.96m x 3.35m) The third bedroom is a spacious and airy double room with attractive wooden flooring and a bright, welcoming feel. A large window brings in plenty of natural light, enhancing the sense of space. The room comfortably accommodates a double bed and additional furniture.

BATHROOM 7' x 6' (2.13m x 1.83m) The family bathroom is well-proportioned and finished with neutral wall and floor tiles, creating a bright and clean feel. It features a white three-piece suite, including a full-sized bath with an overhead shower, complemented by practical shelving and storage. A window provides natural light and ventilation, making the space both functional and inviting for everyday use.

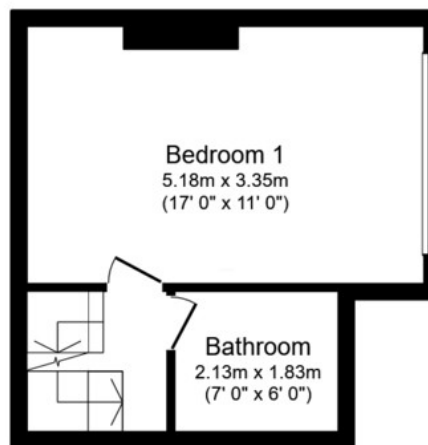
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	<div>62</div>	<div>88</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		





Ground Floor

Floor area 25.4 sq.m. (273 sq.ft.)



First Floor

Floor area 25.2 sq.m. (271 sq.ft.)



Second Floor

Floor area 27.4 sq.m. (295 sq.ft.)

Total floor area: 77.9 sq.m. (839 sq.ft.)

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