

MONROE

SELLERS OF THE FINEST HOMES



486 KIRKSTALL ROAD  
LEEDS

£259,999  
FREEHOLD

A standout home for first-time buyers or investors - this stylish, chain-free semi offers spacious open-plan living, contemporary design, and unbeatable access to city amenities.



- Fantastic Newly Refurbished Home
- Brand New Kitchen & Bathroom
- Sleek Design Throughout
- Three Bedrooms
- Patio Doors Leading to Rear Garden

### Introducing Kirkstall Road

This charming semi-detached property, built in the 1940s, is an ideal first home or investment opportunity.

Tastefully refurbished throughout to a high standard, the home blends contemporary style with original character, catering perfectly to modern living.

Inside, the entrance hallway leads to an open-plan, light-filled living area, with gorgeous herringbone wood flooring running seamlessly throughout. The sleek, modern kitchen includes integrated appliances: fridge-freezer, washer-dryer, oven, hob, and dishwasher. Upstairs, there are two generously sized bedrooms, along with a third smaller room ideal for a home office or nursery. The bathroom has been beautifully renovated, featuring gloss tiles and chrome fixtures. Underneath the stairs offers potential for extra storage drawers or cupboards.

Currently tenanted, the property offers a ready-made investment with strong rental potential. Its location provides easy access to Leeds City Centre, offering the perfect blend of suburban peace and city convenience.

### REASONS TO BUY

- Great location, only minutes from Leeds City Centre
- Newly refurbished throughout to a high standard
- Off-street parking and sunny garden space
- Offered chain free
- Currently tenanted

Whether you're a first-time buyer, a growing family, or a savvy

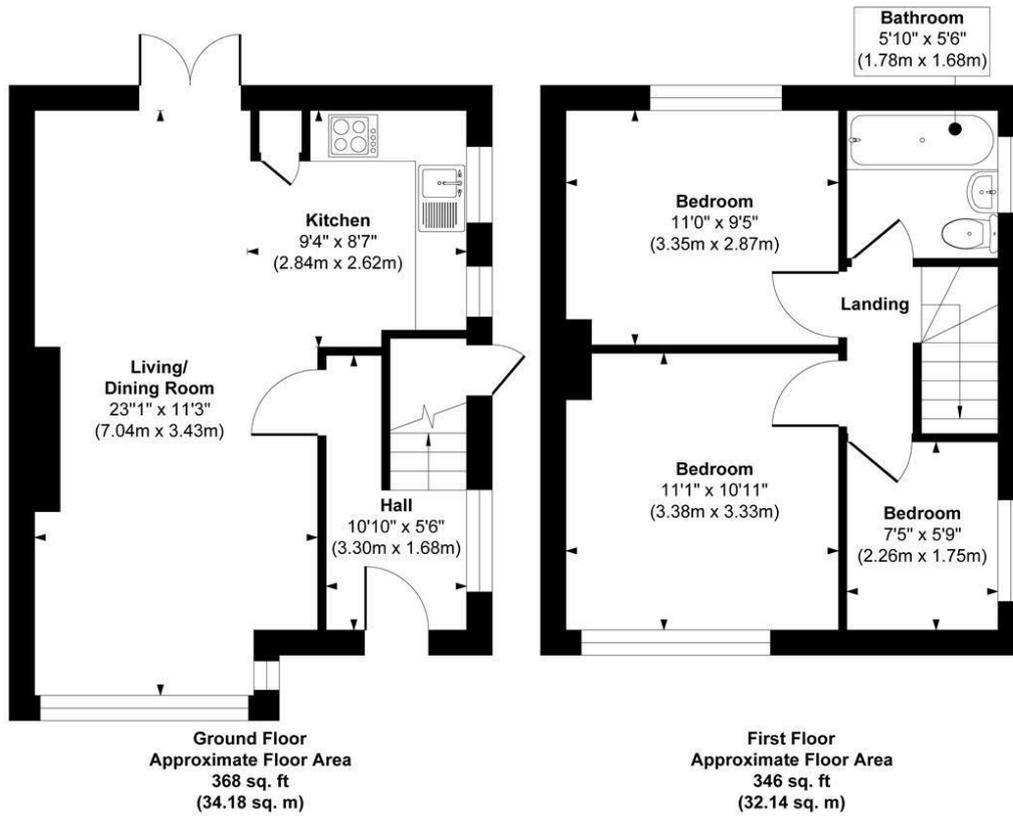
investor, this semi-detached home on Kirkstall Road is a standout opportunity to secure a beautifully updated and well-located property.

Don't miss your chance to view this charming home - book your viewing today.



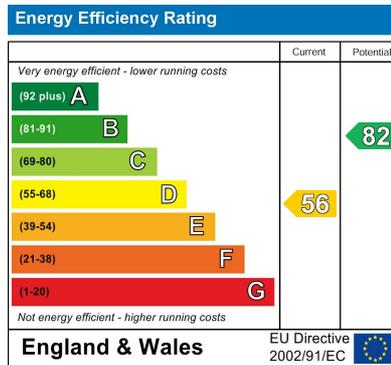
- Off Street Parking
- Immediate Income Potential as Currently Tenanted
- Prime Location with Easy City Centre Access
- Underneath the stairs offers potential for extra storage drawers or cupboards.





**Approx. Gross Internal Floor Area 714 sq. ft / 66.32 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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