



## 12 NORMAN MOUNT

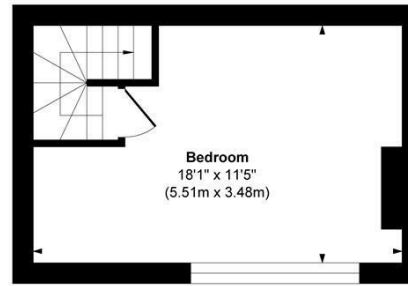
LEEDS, LS5 3JQ

£225,000  
FREEHOLD

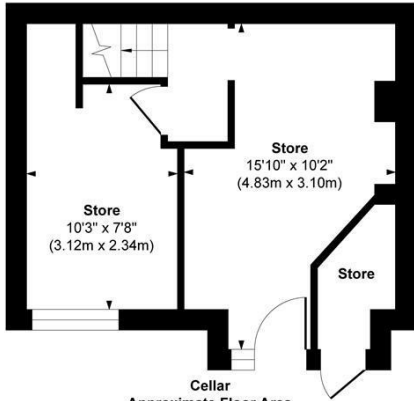
Stylish two-bed Kirkstall terrace with open-plan living, wood burner and conversion potential, moments from the station, Kirkstall Abbey and Leeds City Centre links.

MONROE

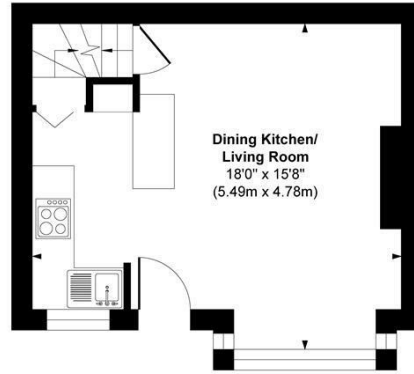
SELLERS OF THE FINEST HOMES



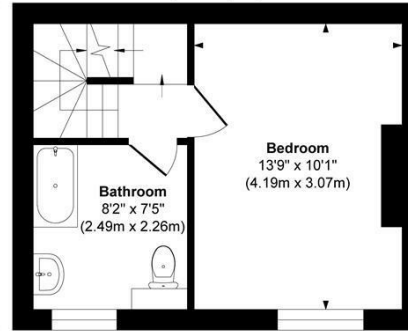
**Second Floor**  
Approximate Floor Area  
202 sq. ft  
(18.76 sq. m)



**Cellar**  
Approximate Floor Area  
257 sq. ft  
(23.87 sq. m)



**Ground Floor**  
Approximate Floor Area  
257 sq. ft  
(23.87 sq. m)

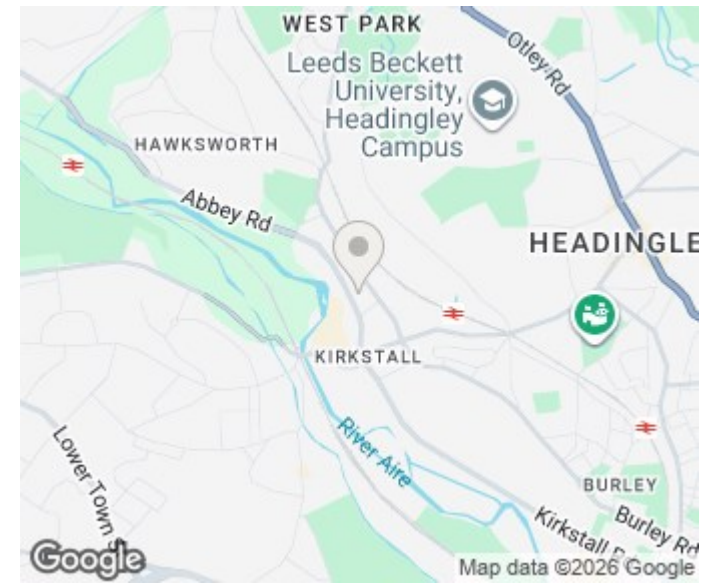


**First Floor**  
Approximate Floor Area  
244 sq. ft  
(22.66 sq. m)

**Approx. Gross Internal Floor Area 960 sq. ft / 89.16 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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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		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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