



## 18 De Lacy Mount, Leeds, LS5 3JF

A four bedroom, two bathroom mid-terrace house in Kirkstall.

The property opens into a entrance porch, leading to an inviting reception room with wooden floors and an exposed brick fireplace. The kitchen at the rear of the house also benefits from feature exposed brick walls, as well as under counter and overhead storage. The basement storage rooms is located off the kitchen, and also has direct access from the back garden. Upstairs, four double bedrooms are laid out across two floors, one of which includes an ensuite shower room. The house bathroom contains a bath with shower over and a heated towel rail.

The rear garden has gravel and stone slab flooring and has excellent privacy with tall hedges and a rear fence. A bike shed is included in the front garden.

On street parking is available and local buses depart from Kirkstall Road at the bottom of the street.

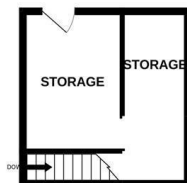
- Four Bedrooms
- Feature Fireplace
- Two Bathrooms
- Front and Rear Gardens
- Chain Free
- Bike Storage

**£299,950**

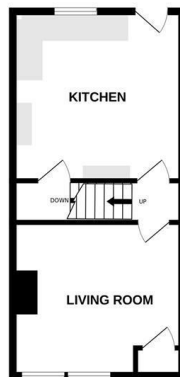
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# Fletcher Properties

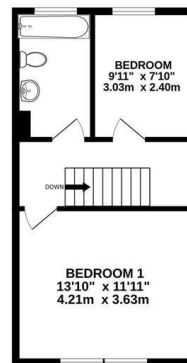
**BASEMENT**  
171 sq.ft. (15.9 sq.m.) approx.



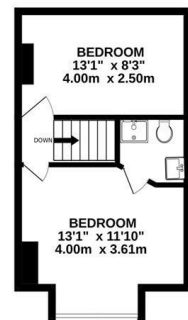
**GROUND FLOOR**  
369 sq.ft. (33.9 sq.m.) approx.



**1ST FLOOR**  
374 sq.ft. (34.7 sq.m.) approx.




**2ND FLOOR**  
290 sq.ft. (26.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

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