



## 30 Norman Row, Leeds, LS5 3JL

A four bedroom, two bathroom house for sale in Kirkstall.

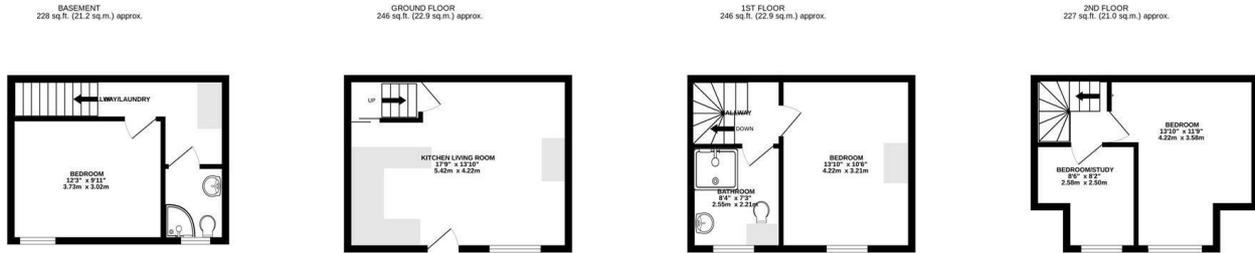
This mid-terrace house benefits from a private gated front terrace. The property enters into the welcoming kitchen living room which includes a breakfast bar dining area, recently fitted appliances and cabinet lighting. The living room has herringbone flooring and recessed fitted shelving.

The lower ground contains a large room currently used as a gym, with a utility area/laundry and supplementary bathroom. Upstairs, two double bedrooms each contain ample storage and double beds. An additional room is currently used as a study. The main house bathroom contains a shower, sink, WC and cabinet storage.

Norman Row is off Kirkstall Road, which is a main arterial road towards city centre. On street parking is available and buses depart from 0.1 miles away.

- Chain Free
- Modern Kitchen
- Converted Basement
- Private Patio
- Original Features
- On Street Parking

**£249,950**



**TOTAL FLOOR AREA : 946 sq.ft. (87.9 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>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>59</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			
England & Wales		EU Directive 2002/91/EC	