



## 6B Victoria Road, Kirkstall, Leeds, LS5 3JB

AVAILABLE 10th June 2026

A two bedroom period maisonette in Kirkstall.


With a secluded front patio, this property enters contains a capacious living and dining room with store area. The separate kitchen has a gas hob, ample storage and two-point extraction. A house bathroom contains WC, sink and bath with shower over.

The top floor has two large bedrooms, each with double beds and wardrobe storage.

Victoria Road is located off Kirkstall Road, close to Morrisons and Kirkstall Leisure Centre. On street parking is available.

**£1,150 Per month**

[www.fletcherprops.com](http://www.fletcherprops.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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