



## 57 Barnbrough Street, Leeds, West Yorkshire, LS4 2QY

AVAILABLE 15th April 2026

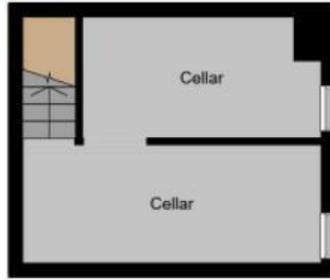
A very well presented two bedroom, one extra study/guest room and two bathroom house in Kirkstall.

Fully furnished and set out across three floors, the property contains two large bedrooms and one study. To the ground floor, there is a large living room and separate kitchen with access to the basement. The house also benefits from a private front garden and on street parking.

Barnbrough Street is positioned just off Kirkstall Road, with regular buses departing 100 yards away. Local shops, supermarkets and restaurants are at the bottom of the street.

**£1,200 Per month**

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



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	