



## 3 Peel Square, Leeds, LS5 3AL

A two bedroom mid terrace house in Kirkstall.

Available chain free, this property is laid out over four floors. The entrance porch leads to a large front living room, which accesses the kitchen and basement. The kitchen contains fitted storage and freestanding appliances, and benefits from a secure courtyard which is shared by the neighbouring property.

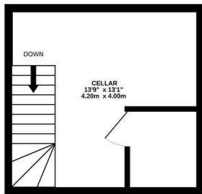
Upstairs, the first floor comprises a house bathroom with WC, sink, bath and separate shower. A storage cupboard houses the boiler. The second floor has a further bedroom, which contains a large velux window.

Peel Square is a secluded pedestrianised courtyard in Kirkstall. Local buses depart from adjacent Kirkstall Road and Morrisons is 0.1 miles away.

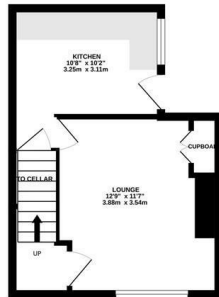
- Chain Free
- Two Bedrooms
- Outside Terrace
- Secluded Courtyard
- Popular Kirkstall
- Close to Transport

**£179,950**

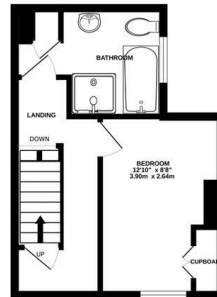
BASEMENT  
181 sq.ft. (16.8 sq.m.) approx.



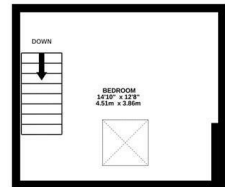
GROUND FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



2ND FLOOR  
185 sq.ft. (17.2 sq.m.) approx.



PEEL SQUARE

TOTAL FLOOR AREA : 898 sq.ft. (83.4 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) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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			83
(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	

Tel: