

2 Bed Semi-Detached In Lea Farm Road Kirkstall, Leeds, LS5 3PU £1,200 Monthly





SHORT DESCRIPTION

Property Ref: 17016 Beautifully presented 2 bed property offers bright and spacious living with premium features. The stunning private garden boasts a log cabin with power and plenty of outside space for relaxing and entertaining. Light & Bright Kitchen A beautiful space with white fitted units and walnut countertops. Equipped with premium appliances including a standalone fridge-freezer as well as a Bosch oven with gas hob plus an integrated dishwasher. The sink with a pull out mixer tap overlooks the peaceful garden view. Enjoys the sunlight during the evening. New boiler installed Aug 2025. Dual Aspect Lounge Welcoming and spacious room with original fireplace surround plus a retro TV stand and comfortable real leather sofas. Separate downstairs toilet. Bedroom 1 Double bedroom with dual aspect featuring a recently restored original cast-iron fireplace surround. Bedroom 2 Charming single bedroom having its own original cast-iron fireplace surround. Perfect as a child's room or office. Generous Bathroom Large sink with mixer tap. A shower with glass screen sits over the P Bath. Far reaching views to Leeds Bradford Airport. Exterior and Gardens Large Secluded Rear Garden. A true standout feature of the property offering a peaceful woodland aspect. This private sanctuary includes lawns surrounded by mature greenery including a climbing rose and raised beds for growing. It is fully equipped for outdoor living with a dedicated BBQ area along with a greenhouse and a secure metal bike store. Log Cabin ideal as Home Office. Hidden at the bottom of the garden is a fantastic log cabin equipped with electricity and a large desk. This serves as the ultimate private office space for working from home. Secluded Front Garden featuring a large mature hedge that provides excellent privacy from the street. Shared driveway and garage. Transport Conveniently located directly on bus routes with frequent, direct services to Leeds City Centre, Horsforth, and Headingley having a wide selections of shops, pubs, and restaurants. 1 mile from Kirkstall Forge Train Station through tranquil Hawksworth Woods. 1 mile to the stunning historic grounds of Kirkstall Abbey which hosts regular events and newly refurbished Tennis Courts. 1.5 miles to Kirkstall Leisure Centre. Property Type: Semi-detached Full Renting price: £1200.00 Pricing Options: Guide Price Council tax band: A EPC rating:D Measurement: 791 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Gas Central Heating, Gas ---

2

Bed Room(s)

1

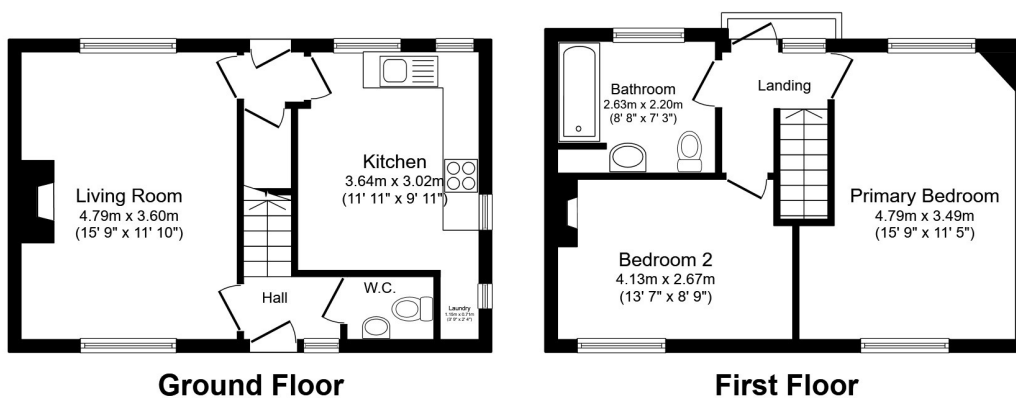
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 73.5 sq.m. (791 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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