

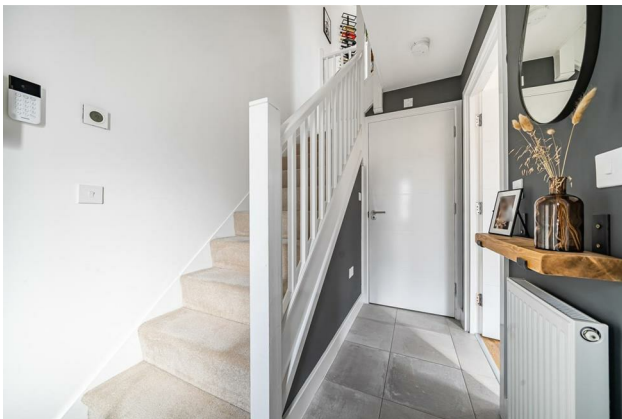
# HUNTERS<sup>®</sup>

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**18 Copper Beech Court, Leeds, LS16 6FW**

**Guide Price £240,000**

Property Images

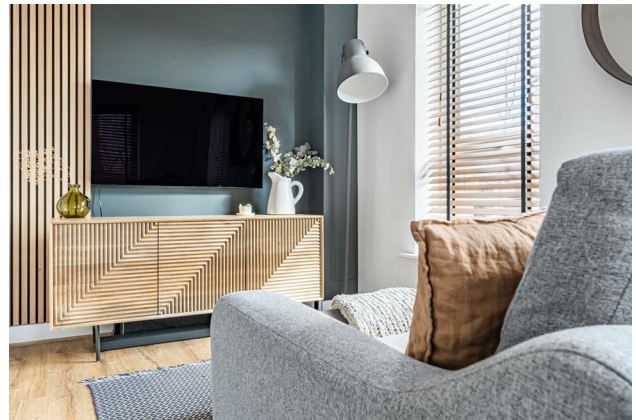




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## Property Images



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## Property Images





## Copper Beech Court, Leeds, LS16

Approximate Area = 705 sq ft / 65.4 sq m

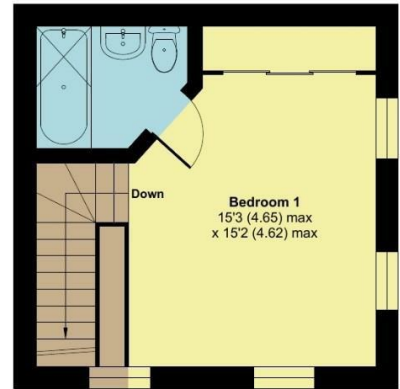
For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 21.8 SQ M  
(235 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 21.8 SQ M  
(235 SQ FT)



**SECOND FLOOR**  
APPROX FLOOR  
AREA 21.8 SQ M  
(235 SQ FT)

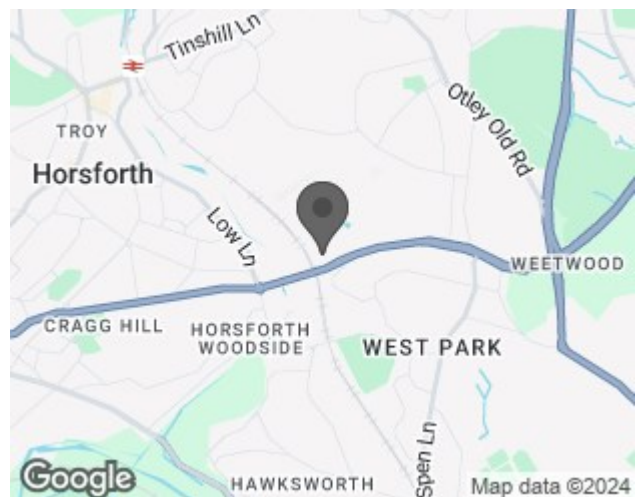


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2024. Produced for Hunters Property Group. REF: 1093682

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



### Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 2 Receptions: null Tenure: Freehold

## Summary

Welcome to Copper Beech Court, LS16, a modern new build estate ideally situated for convenient commutes to the City Centre and surrounded by the amenities of Horsforth, West Park, and Headingley. This contemporary two-bedroom, two-bathroom property boasts a high specification finish, making it move-in ready for discerning buyers.

Some of this wonderful homes key features:

- Modern and Show Home Ready: This property is designed to impress with its modern aesthetics and impeccable condition, making it feel like a show home.
- Versatile Living Space: Enjoy the flexibility to adapt the living space to suit your needs, ensuring comfort and functionality.
- The convenience of a ground floor shower room adds practicality to the living space.
- Offering flexibility and convenience, the ground floor hosts a double bedroom, catering to various living arrangements.
- The first floor features a sleek modern kitchen equipped with sub lighting, wooden worktops/splashbacks, integral induction hob, oven, fridge and freezer.
- Enjoy the spacious open plan layout encompassing the kitchen, dining, and living area, complete with a Juliet balcony, perfect for relaxation and entertaining.
- The top floor is dedicated to the luxurious master bedroom, complete with an en-suite bathroom featuring a shower over the bath, offering comfort and privacy.
- Benefit from additional storage space with the partially boarded loft, providing practical solutions for storing belongings.
- Outside, the property offers two parking bays and an electric car charging point, catering to modern living needs.
- Enjoy the convenience of a low maintenance front garden, enhancing the property's curb appeal.

If you're seeking your first home, look no further than this sleek, modern yet cosy property at Copper Beech Court. With its high specification finish and convenient location, this home offers both style and practicality. Don't miss out on the opportunity to make this property yours.

## Features

- TWO BEDROOM - SPACIOUS MASTER WITH EN-SUITE • SHOW HOME READY • KITCHEN / DINER WITH JULIET BALCONY • TWO PARKING BAYS • NEW BUILD GUARANTEE • EPC RATING:- B • COUNCIL TAX BAND:- B