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Copper Beech Court, LS16 Guide Price £240,000

Property Images

















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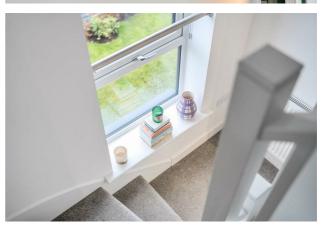
















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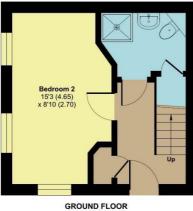
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Copper Beech Court, Leeds, LS16

Approximate Area = 708 sq ft / 65.7 sq m For identification only - Not to scale











SECOND FLOOR APPROX FLOOR AREA 236 SQ M (21.9 SQ FT)

EPC

Energy Efficiency Rating Very energy efficient - lower running costs 97 (81-91) В 83 (55-68) (39-54) Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales**

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Details

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

Summary

Welcome to Copper Beech Court, LS16 — a stylish and contemporary development perfectly positioned on the West Park / Horsforth boundary, offering effortless access to Leeds City Centre while enjoying the best of suburban amenities. From here, you're moments from the vibrant shops, cafés, and bars of Horsforth, close to the green spaces and community feel of West Park, and just a short hop to Headingley's buzzing social scene. It's a location that strikes a brilliant balance between convenience, comfort, and lifestyle.

This beautifully presented two-bedroom, two-bathroom home has been finished to a high standard throughout, offering modern living that's completely move-in ready.

Key Features

Show Home Style & Finish

The interiors feel fresh, modern, and immaculately cared for, this is a home you can walk straight into and instantly enjoy.

Flexible Living Layout

Designed with versatility in mind, the ground floor offers a spacious double bedroom which the current owners use as the main living room — ideal for adapting to your lifestyle. The contemporary ground floor shower room adds everyday practicality.

Social First Floor Living

The first floor hosts a sleek modern kitchen with integrated induction hob, oven, fridge and freezer, enhanced by stylish under-cabinet lighting. The open plan kitchen-dining-living space flows beautifully and is perfect for entertaining, complete with a charming Juliet balcony.

Main Bedroom is a Top Floor Retreat

The entire top floor is devoted to the luxurious master bedroom, complete with fitted wardrobes and en-suite bathroom with shower over the bath, a peaceful sanctuary to end the day.

Modern Essentials

Two allocated parking spaces and an electric vehicle charging point ensure this home is future-readv.

The low-maintenance front garden adds to the home's attractive kerb appeal without demanding weekend upkeep.

Whether you're a first-time buyer, a professional seeking easy city connections, or simply someone who appreciates thoughtful design and a well-connected location, Copper Beech Court offers the very best of contemporary, comfortable living.

This is a home that truly delivers on both style and practicality, book your viewing today.

Features

• TWO BEDROOM • MODERN AND SYLISH • TWO BATHROOMS • VERSATILE LIVING • POPULAR LOCATION • PARKING AND ELECTRIC CAR POINT • GARDEN • EPC RATING:- B • COUNCIL TAX BAND:- B



