

153 Burley Wood Crescent, Kirkstall, Leeds, LS4 2QJ







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Guide Price £225,000

First viewings are on Saturday 7th June 2025, by appointment only.

Cornerstone are delighted to present for sale this charming three-bedroom end terrace property, ideally located on the desirable Burley Wood Crescent in Kirkstall, LS4 — a vibrant and sought-after area just outside Leeds city centre.

This well-presented home offers a good-sized and versatile layout, perfect for first-time buyers, young professionals, or families seeking comfort and convenience. The property welcomes you with a hallway that leads into a generously sized sitting room, ideal for relaxing or entertaining. You will then find a bright and airy kitchen diner, perfect for daily family meals. Beyond this, a delightful conservatory which provides a peaceful retreat with views over the rear garden — a wonderful additional living space with plenty of natural light, the current owners use this space as a more formal dining area.

Upstairs, the first-floor landing gives access to three bedrooms and a bathroom.

Burley Wood Crescent enjoys a prime position in Kirkstall, bordering the popular areas of Burley and Headingley. This location is highly regarded for its excellent transport links, with frequent bus routes into Leeds city centre and Burley Park and Headingley train stations both within walking distance, making commuting a breeze.

A short stroll brings you to the Kirkstall Bridge Shopping Park, which offers a range of high street retailers for your shopping needs. Just across the road is a large Morrisons supermarket, ideal for everyday convenience.

For leisure and recreation, you are spoilt for choice. The stunning Kirkstall Abbey and its surrounding parklands provide a scenic setting for weekend walks and community events. The Kirkstall Leisure Centre and Cardigan Fields complex — home to a cinema, bowling alley, gym, and numerous restaurants — offer endless entertainment options.

Families will appreciate the selection of nearby schools, nurseries, and green spaces, while professionals benefit from quick access to Leeds city centre and major commuter routes, including the A65 and Ring Road.

Don't miss this opportunity to secure a fantastic property in one of Leeds' most dynamic and well-connected suburbs. For viewings and further information, please contact Cornerstone.

Hallway

You enter the property through a white UPVC door into a neutrally decorated hallway that leads into the sitting room or the staircase to the first floor.

Sitting Room

This inviting sitting room is ideal for both relaxing evenings and quality time with family. Finished in a soft, neutral colour palette and featuring contemporary wood-effect flooring, the room feels bright and airy courtesy of a large double-glazed window to the front elevation. A large corner sofa demonstrates the generous proportions of the room. It has a seamless flow through to the kitchen diner, and the conservatory beyond.

Kitchen Diner

The kitchen diner offers practicality, ideal for both everyday living and entertaining. The kitchen has neutral & stylishly finished cabinetry with contrasting worktops that have patterned tiles above, adding character and charm. This space is enhanced by dual aspect windows that flood the room with natural light. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer, plumbing for a washing machine, an integrated oven, and a four-ring gas hob with an extractor hood above. A dedicated dining area provides a cosy space for meals. Double-glazed French doors lead seamlessly into the conservatory, creating a natural flow from kitchen to dining to relaxation areas, with a view of the rear garden beyond — perfect for family gatherings or quiet morning coffees.

Conservatory

A spacious conservatory that is finished neutrally with a wood-effect floor and a double-glazed door that leads out into the rear garden. The conservatory is light and airy, courtesy of large double-glazed windows which have a pleasant view out over the rear garden. The current owners use this space as a formal dining room, and it flows seamlessly from the kitchen diner and rear garden, making it perfect for family gatherings or social events.

Landing

A neutrally decorated landing with a double-glazed window above the staircase. The landing leads to the three bedrooms and the bathroom.

Principal Bedroom

Decorated in modern tones with a painted feature wall. A large double-glazed window is present to the front elevation and has a lovely tree-filled, far-reaching view.

Double Bedroom Two

This bedroom is neutrally decorated with a wallpapered feature wall. It has a double-glazed window to the rear elevation with a nice view down over the rear garden.

Bedroom Three

A neutrally decorated children's bedroom or study. It has a double-glazed window to the front elevation.

Bathroom

The bathroom comprises a bath with a shower over and a glass screen, a wash basin above a vanity cupboard, a toilet and a chrome towel radiator. A frosted double-glazed window allows natural light in.

Front Garden

Several steps lead up to the front door from Burley Wood Crescent. There is plenty of space for plants in the front garden. A path leads up the side of the house and to the rear garden.

Rear Garden

A beautiful rear garden that comprises a patio, a lawn, planted borders, mature hedges creating a good degree of privacy and a timber garden shed, perfect for storage. This garden is a brilliant space for entertaining or relaxing.

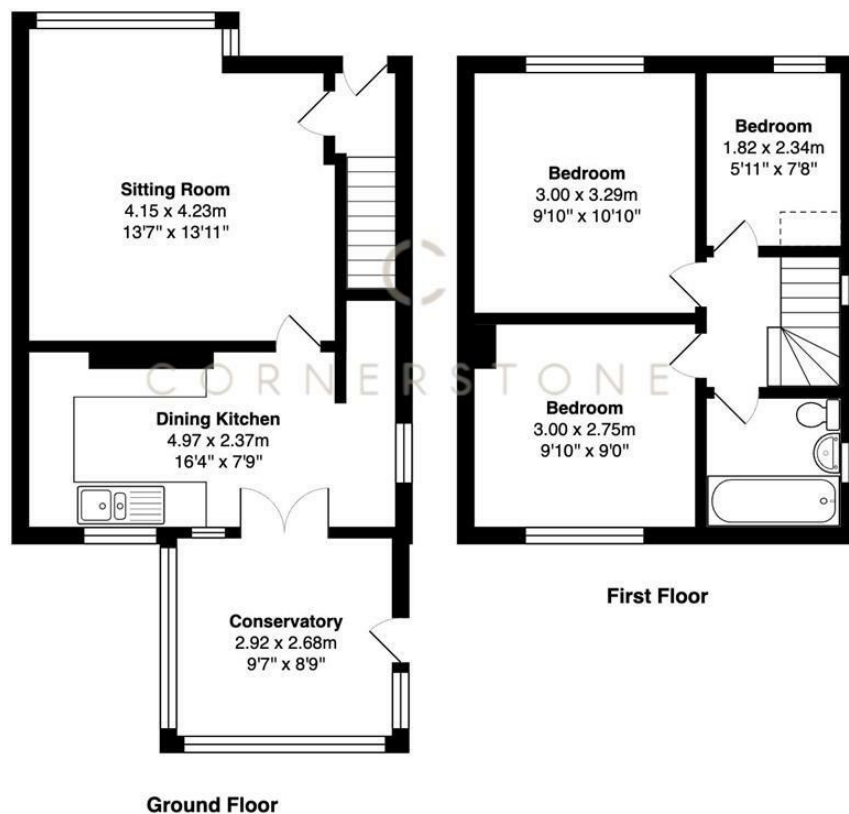
Important Information

TENURE - Freehold

Council Tax Band B.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we





Total Area: 71.1 m² ... 766 ft²

All measurements are approximate and for display purposes only

apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

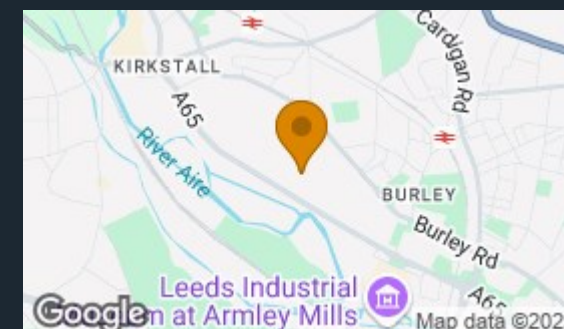
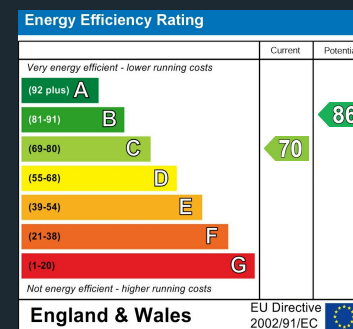
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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Council Tax Band
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