



CORNERSTONE

51 Beechwood Mount, Burley, Leeds, LS4 2NQ







51 Beechwood Mount

Guide Price £220,000

Beechwood Mount is a well-presented home offering spacious accommodation across three main floors, with the added benefit of a large, unconverted basement, off-street parking, and a recently renovated kitchen. Blending traditional character with modern touches, this property is an ideal purchase for first-time buyers, professionals, or investors seeking strong local demand and great amenities.

Burley continues to attract buyers for its vibrant community feel, excellent transport links, and proximity to key areas of Leeds. The property is within walking distance of Burley Park train station, and just a short drive from Leeds City Centre, Kirkstall, the historic Kirkstall Abbey, and the thriving social hub of Headingley.

In brief, the ground floor comprises a handy entrance porch, a spacious living room, and a recently renovated kitchen. The first floor offers a generous double bedroom and a charming house bathroom.

A staircase from the landing leads to a top-floor second bedroom. The property also includes a large basement, offering valuable and versatile storage space. Externally, there is a handy driveway providing off-street parking.

Entrance Porch

A practical and welcoming space, ideal for storing coats and shoes. The porch provides a useful buffer between the outside and the main living area, offering added privacy.

Living Room

A spacious and characterful room featuring tall ceilings, a beautiful ceiling rose surrounding the central light fitting, and stained glass windows that add a touch of period charm. The room offers direct access to the kitchen and the staircase leading to the first floor.

Kitchen

The kitchen is stylish and full of character, with wooden worktops, subway-style tiles, and sage green units. Open shelving provides useful storage, while the patterned flooring and original wooden door add charm. There's also access to the basement from here.

Bedroom 1

A well-sized double bedroom with a soft peach-toned décor. A decorative fireplace adds character, and a front-facing window brings in natural light. The room is carpeted and offers space for wardrobes or drawers.

House Bathroom

A bright and characterful bathroom featuring a bold turquoise feature wall, contrasting with neutral wall tiles and flooring. Fitted with a three-piece suite including a bath with a shower over, a wash basin, and a toilet. A large frosted window allows in plenty of natural light, while vibrant décor gives the space a fresh, individual feel.

Bedroom 2

A versatile top-floor bedroom with a large Velux window that brings in plenty of natural light. Ideal as a second bedroom, guest room, or home office, it offers a practical and well-proportioned space.

Basement

A large basement offers an additional level of usable space, perfect for storage, utility use, already having plumbing for a washing machine, or future conversion (subject to relevant permissions).

Outside Space

The property features a practical outside area with a large paved space, providing a handy parking space. A small, low-maintenance lawn also exists. External access to the cellar/basement adds convenient storage options.

Important Information

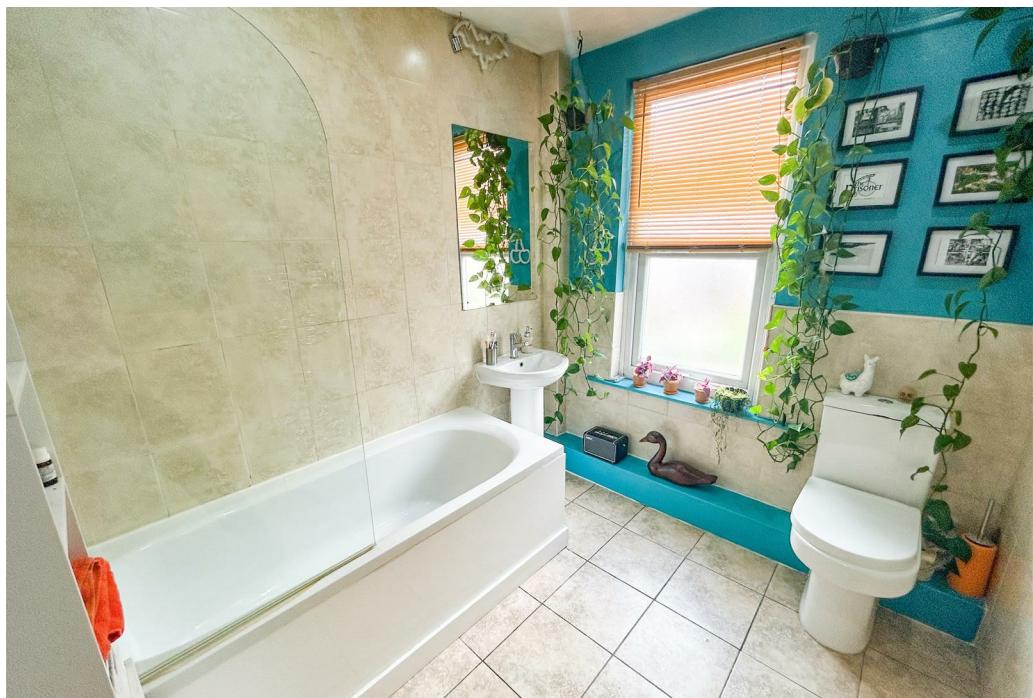
TENURE - Freehold.

Council Tax Band A.

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 check on all buyers. We use a risk-based approach to determine the level of detail we 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.





Lower Ground Floor

Ground Floor

First Floor

Second Floor

Total Area: 95.6 m² ... 1029 ft²
All measurements are approximate and for display purposes only.

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.

Local Authority
Leeds City Council

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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