

16 Beechfield Leeds



3 Bedroom House - Semi-Detached £265,000

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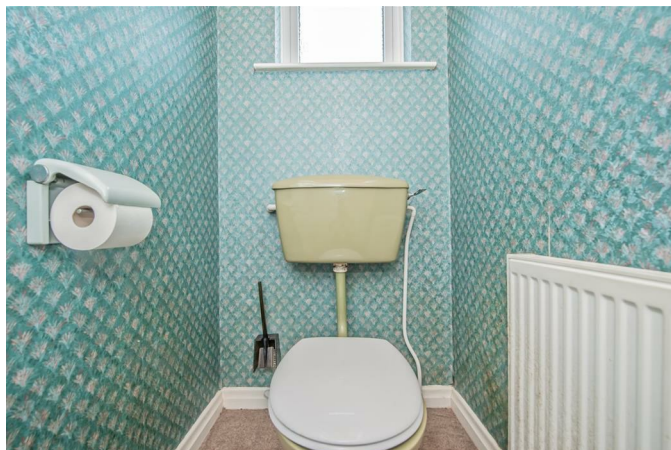
16 Beechfield, New Farnley, Leeds, West Yorkshire, LS12 5QS

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor

Cloakroom / WC:



Double glazed window, low flush WC, wash basin, central heating radiator

Living Room:



Double glazed window, a glazed external door giving access to the rear garden, a fireplace and hearth with a gas fire, display niches, ceiling coving, central heating radiator, semi open plan to the dining room

Dining Room:



Double glazed window, central heating radiator, serving hatch to the kitchen

Fitted Breakfast Kitchen:



Double glazed window, a part glazed external door, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, an inset stainless steel sink & drainer, gas cooker point, plumbing for an automatic washing machine, space for a tumble dryer (the gas cooker & white goods may be included subject to offer), integral fridge / freezer, under-stairs storage cupboard

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to the loft space

Bedroom One:



Double glazed window, central heating radiator, a range of fitted / built-in wardrobes

Bedroom Two:



Double glazed window, central heating radiator, a range of fitted / built-in wardrobes

Bedroom Three:



Double glazed window, central heating radiator, a range of fitted / built-in wardrobes

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above, wash basin set into a vanity unit, low flush WC, central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is semi open plan and has a low wall, a lawn, and planted shrubs. The rear garden is a good size, enclosed by fencing and has a lawn, paved seating areas, and planted beds

Off Street Parking / Driveway / Single Detached Ga



A driveway provides useful off street parking for several cars and gives access to a single detached garage which in turn provides further off street parking and storage

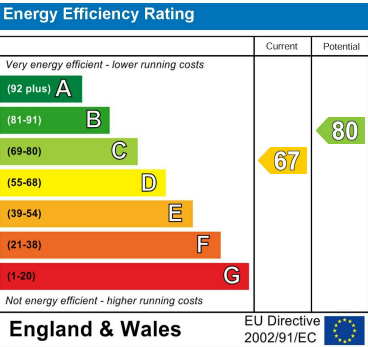
Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

EPC Link:

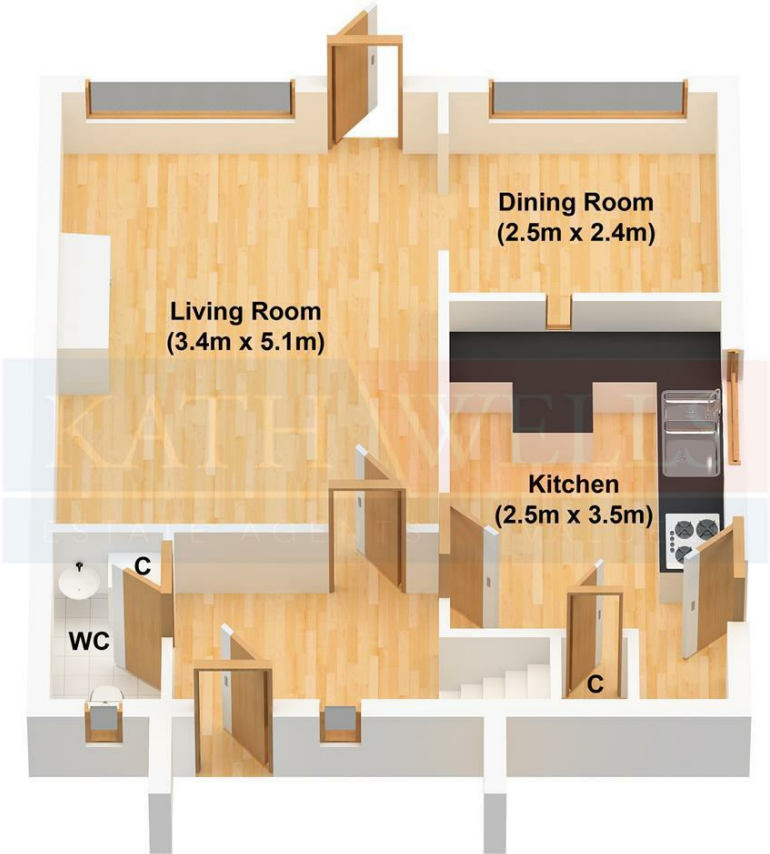
<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-2706-7050-2207-0721>

Energy Efficiency Graph



Floor Plan

Ground Floor



First Floor

