



32 Beechwood Terrace, Leeds, LS4 2NG

A six bedroom, two bathroom end terrace house in Burley.

The house has continuous Article 4 compliance but requires a new HMO license.

Fully furnished on the ground, first and second floors, this large house is ideal for sharers, with a shared living room, kitchen and two bathrooms.

A front yard is included and the property is sold with vacant possession.

Located in popular Burley, the house also includes a front terrace area and on-street parking. The Co-op supermarket is less than 0.5 miles away and local bus routes depart from nearby Burley Road.

- Six Bedroom
- Two Bathroom
- Sold Vacant
- Article 4 Compliant

£250,000

www.fletcherprops.com

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

Tel: