



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.

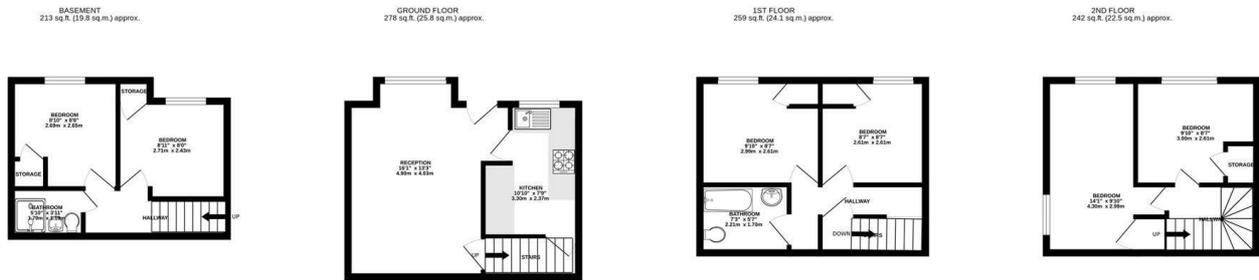
Fully furnished on the ground, first and second floors, this large house is ideal for sharers, with a shared living room, kitchen and two bathrooms.

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



TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: