



**Beech Drive, Leeds LS14 6PD**



**welcome to**

**Beech Drive, Leeds**

William H Brown are proud to present to the market this BEAUTIFUL MODERNISED FOUR bedroom THREE storey SEMI-DETACHED house with a low maintenance GARDEN to the REAR for sale NOW.



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This property comprises on the ground floor; a welcoming entrance hall giving access to the dining room, kitchen/breakfast room with patio doors into the rear garden, guest W/C and staircase leading to the first floor. To the first floor there is a landing leading to the lounge, bedroom one with en-suite and staircase to the second floor. To the second floor, there is a landing leading to three bedrooms and the family bathroom. Externally, this property benefits for a driveway for multiple cars providing off-street parking and a garage opposite the property. To the rear, there is a lawn garden with a decking area, and at the end of the garden there is a raised decking area perfect for summer time entertaining.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

## Ground Floor

### Entrance Hall

### Dining Room

14' 1" x 10' ( 4.29m x 3.05m )

### Kitchen/breakfast Room

15' 5" x 16' 8" MAX ( 4.70m x 5.08m MAX )

### Guest W/C

## First Floor

### Lounge

17' 6" MAX x 16' 8" MAX ( 5.33m MAX x 5.08m MAX )

### Bedroom One; En-Suite

12' 2" x 9' 9" ( 3.71m x 2.97m )

## Second Floor

### Bedroom Two

16' 6" x 9' 9" ( 5.03m x 2.97m )

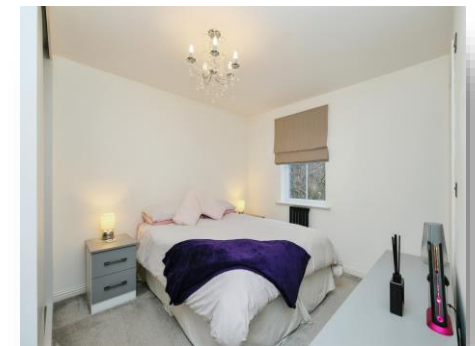
### Bedroom Three

11' 5" x 9' 9" ( 3.48m x 2.97m )

### Bedroom Four

6' 7" x 12' 3" ( 2.01m x 3.73m )

## Bathroom



**view this property online** [williamhbrown.co.uk/Property/CGT109771](http://williamhbrown.co.uk/Property/CGT109771)



welcome to

## Beech Drive, Leeds

- END TERRACE TOWN HOUSE; THREE STOREY
- FOUR BEDROOMS; FITTED WARDROBES AND STORAGE SPACE
- BEAUTIFULLY DECORATED AND MODERNISED THROUGHOUT
- OPEN PLAN KITCHEN AND BREAKFAST ROOM
- LOW MAINTENANCE GARDEN TO THE REAR; DECKING

Tenure: Freehold EPC Rating: C

offers over

**£315,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109771 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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