



Birchfields Rise, Leeds LS14 2HU



welcome to

Birchfields Rise, Leeds

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This well-laid-out two-story home features a welcoming entrance hall that leads into a spacious living room at the heart of the ground floor, ideal for relaxing or entertaining. To the rear, a modern kitchen overlooks the garden, offering a practical and bright cooking space. Upstairs, the first floor comprises two well-proportioned bedrooms—Bedroom 1 at the front and Bedroom 2 at the rear—both accessible via a central landing. A family bathroom is conveniently located near Bedroom 2, completing the upper level.

Ground Floor

Lounge

15' 5" MAX x 13' MAX (4.70m MAX x 3.96m MAX)

Kitchen

13' MAX x 7' 2" MAX (3.96m MAX x 2.18m MAX)

First Floor

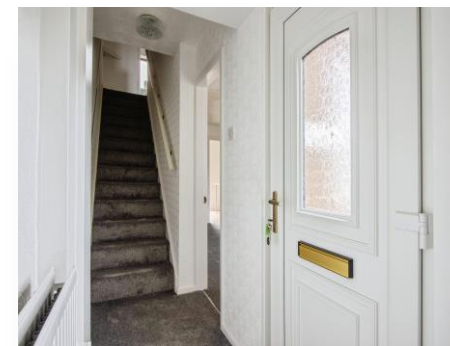
Bedroom One

13' MAX x 10' 8" MAX (3.96m MAX x 3.25m MAX)

Bedroom Two

11' 10" MAX x 6' 7" MAX (3.61m MAX x 2.01m MAX)

Bathroom



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welcome to

Birchfields Rise, Leeds

- SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110857 - 0003

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