









# welcome to

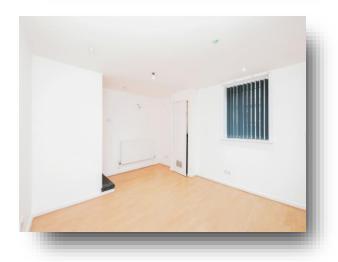
# **Beechwood View, Leeds**

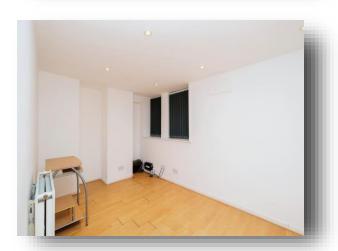
Located within the popular Burley Park area of Leeds is this six bedroom mid terrace house, providing spacious living accommodation arranged over four floors.

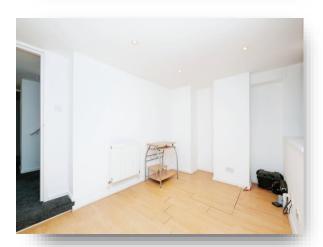












#### **Beechwood View**

Located within the popular Burley Park area of North Leeds, providing ease of access for local transport links, the universities and well-serviced by local amenities is this six bedroom property with accommodation set over four floors. In brief the property comprises; lounge, kitchen, six bedrooms, bathroom, shower room and potential for a second shower room. Externally the property has easy to maintain yards to the front and rear.

#### **Ground Floor**

## Lounge

12' 3" x 14' 6" ( 3.73m x 4.42m )

The front entry door opens in to the lounge, which has a window to the front elevation.

## **Kitchen / Diner**

13' 1" x 13' (3.99m x 3.96m)

Fitted with a range of wall and base units with complimentary work surfaces which incorporate a stainless steel sink and drainer unit. Split level cooking comprises; electric oven with gas hob above and cooker hood over. Plumbing for washing machine and space for fridge freezer. Window to the rear and a door leads out to the rear yard.

## **Lower Ground Floor**

Steps lead from the kitchen down to the lower ground floor.

### **Bedroom**

10' 8" x 13' 2" ( 3.25m x 4.01m )
With a window to the front elevation.

## **Bedroom**

8' x 13' 3" ( 2.44m x 4.04m ) With a window to the rear elevation.

## **Potential Shower Room**

With potential to be a shower room.

# **First Floor Landing**

Stairs rise from the ground floor up to the first floor landing.

#### **Bedroom**

12' 1" x 9' 8" ( 3.68m x 2.95m ) With a window to the front.

#### **Bedroom**

10' 4" x 9' 3" ( 3.15m x 2.82m ) With a window to the rear.

#### Bathroom

Fitted with a white three piece suite comprising; panelled bath, pedestal wash hand basin and low flush wc. Part tiling to walls and an extractor fan. Window to the front.

### **Shower Room**

Fitted with a walk in shower cubicle, pedestal wash hand basin and low flush wc. Part tiling to walls, extractor fan and window to the rear.

## **Second Floor Landing**

Stairs rise from the first floor up to the second floor landing.

#### **Bedroom**

9' 6" x 14' 6" ( 2.90m x 4.42m ) With a sky light window.

#### **Bedroom**

11' 11" x 14' 6" ( 3.63m x 4.42m ) With a sky light window.

## Externally

#### To The Front

At the front of the property there is an easy to maintain yard with steps leading up to the front door.

#### To The Rear

At the rear of the property there is another easy to maintain yard.





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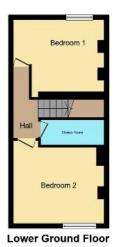
# **Beechwood View, Leeds**

- Guide Price £300,000 -£325,000
- Popular Burley Park Location
- Accommodation Over Four Floors
- Six Bedrooms
- Front & Rear Yards

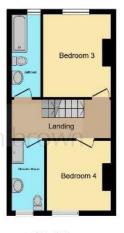
Tenure: Freehold EPC Rating: D

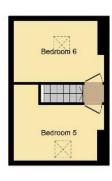
guide price

£300,000





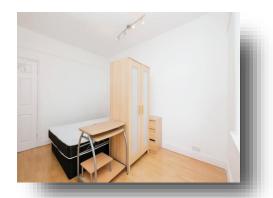




First Floor Sec

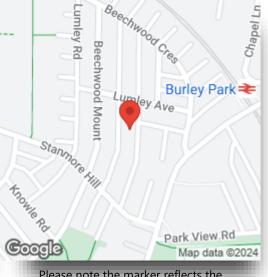
Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focaleaent.com







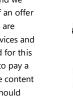


Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HEA108418



Property Ref: HEA108418 - 0003 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.











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