









# welcome to

# **Burley Lodge Terrace, Leeds**

This mid through terrace property is located in the popular area of Burley which provides great commuter links to the University, Headingley and the City Centre as well as local shopping and amenities. This is an ideal first time buyer or investment opportunity.













## **Burley Lodge Terrace**

A three bedroom mid through terrace property situated in this convenient location. The property briefly comprises lounge, fitted dining kitchen with access to the rear and cellar. To the first floor there are two bedrooms and four piece house bathroom. To the second floor are two further bedrooms. The property has been converted sympathetically in terms of size and the accommodation on offer and benefits further from gas central heating, double glazing and yard to the rear.

## Lounge

11' 11" x 12' 1" ( 3.63m x 3.68m )

Having front entrance door, double glazed window to the front and central heating radiator.

#### Kitchen

11' 10" x 10' 6" ( 3.61m x 3.20m )

Fitted with a range of wall and base units providing storage with work top surfaces above, stainless steel sink unit and drainer, gas hob and oven, cooker hood, central heating radiator, door to the rear yard and double glazed window to the rear. Wall mounted boiler, door leading to cellar.

## First Floor Landing

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

#### **Bedroom One**

11' 9" x 12' 2" ( 3.58m x 3.71m ) Having double glazed window to the front and central heating radiator.

#### **Bedroom Two**

9' 2" x 6' 7" ( 2.79m x 2.01m )

Having double glazed window to the rear and central heating radiator.

#### **Bathroom**

Fitted with a walk in shower, wash hand basin and low flush wc. Ladder style radiator and extractor fan. Exposed brick feature wall, tiling to splash areas and tiled floor. Double glazed window to the rear elevation.

#### **Bedroom Three**

12' 2" x 12' 2" ( 3.71m x 3.71m )
Skylight window to the front elevation.

#### **Bedroom Four**

12' 1" x 12' 2" ( 3.68m x 3.71m ) Skylight window to the rear elevation

## **Externally**

To the rear of the property there is an easy to maintain yard.





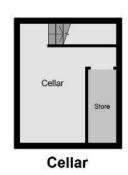
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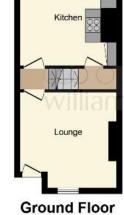
# **Burley Lodge Terrace, Leeds**

- Mid Through Terrace
- **Popular Location**
- Four Bedrooms
- **Popular Location**
- **Great Access To Amenities**

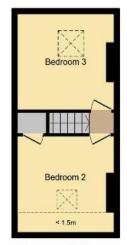
Tenure: Freehold EPC Rating: E

£240,000





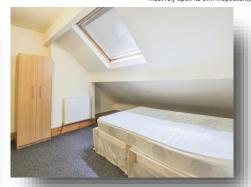




Second Floor

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.focalagent.com







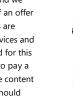
Leeds Grand Mosque Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA108469



Property Ref: HEA108469 - 0002 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 quidance 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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