



**Burley Lodge Terrace, Leeds LS6 1QA**

**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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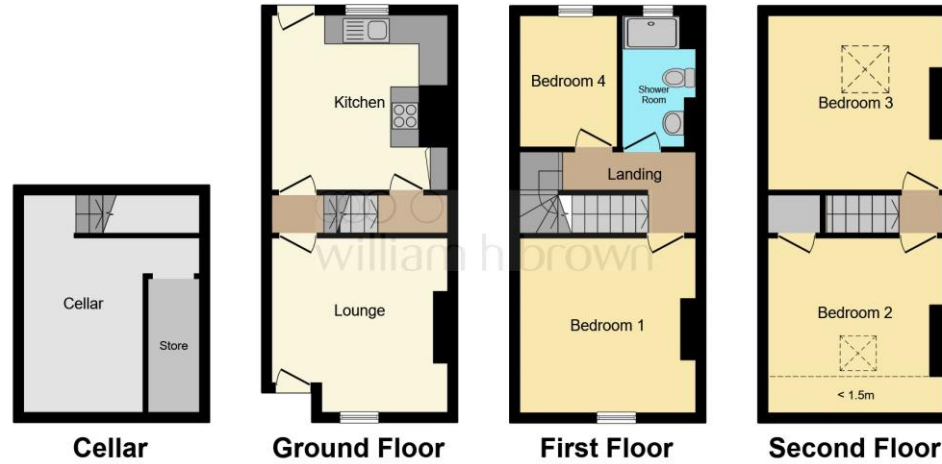
## Burley Lodge Terrace, Leeds

- Guide Price - £220,000 - £230,000
- Mid Through Terrace
- Four Bedrooms
- Popular Location
- Great Access To Amenities

Tenure: Freehold EPC Rating: E

guide price

**£220,000**



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



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