



**Beechwood Avenue, Leeds LS4 2NA**

**welcome to**

**Beechwood Avenue, Leeds**

A mid terraced back to back property which has three double bedrooms, situated in a popular and convenient location for access to local amenities and transport links.



## **Beechwood Avenue**

A mid terraced back to back property which has three bedrooms and is ideally situated for access to local amenities and transport links to the City Centre, Universities and surrounding areas. The accommodation is set out over four floors and briefly comprises; kitchen, lounge, three bedrooms and house bathroom. At the front of the property there is a yard which is enclosed by mature hedges and stone walling.

### **Ground Floor**

#### **Lounge**

13' 8" x 12' 4" ( 4.17m x 3.76m )

Having a storage cupboard, radiator and double glazed window to the front elevation.

#### **Kitchen**

10' 8" x 5' ( 3.25m x 1.52m )

Fitted with a range of wall and base units with work surfaces over which incorporate a stainless steel sink and drainer unit with mixer tap. Cooker point, space for fridge freezer and plumbing for washing machine. Double glazed window to the front elevation.

### **Lower Ground Floor**

#### **Bedroom**

13' 2" x 17' 6" ( 4.01m x 5.33m )

Having a wash hand basin, walk in shower with curtain, Double glazed window to the front elevation and external door leading out to the front yard.

#### **Wc**

Fitted with a low flush wc.

### **First Floor Landing**

#### **Bedroom**

13' 8" x 9' 9" ( 4.17m x 2.97m )

Having a fitted wardrobe and double glazed window to the front elevation.

#### **Bathroom**

Fitted with a white three piece suite comprising; panelled bath with shower over and screen to the side, pedestal wash hand basin and low flush wc. Part tiling to walls, radiator and double glazed window to the front elevation.

### **Second Floor**

#### **Bedroom**

9' 8" x 16' 7" ( 2.95m x 5.05m )

With a fitted wardrobe and double glazed window to the front elevation.

### **Externally**

At the front of the property there is an easy to maintain yard with steps leading up to the front door and a further set of steps leading down to the lower ground floor door.



***view this property online*** [williamhbrown.co.uk/Property/HEA108480](http://williamhbrown.co.uk/Property/HEA108480)



welcome to

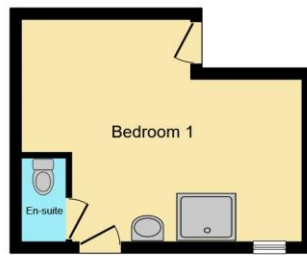
## Beechwood Avenue, Leeds

- Guide Price 210,000 - 220,000
- Back To Back Mid-Terrace
- Three Double Bedrooms
- Accommodation Over Four Floors
- Great Access To Transport Links

Tenure: Freehold EPC Rating: D

guide price

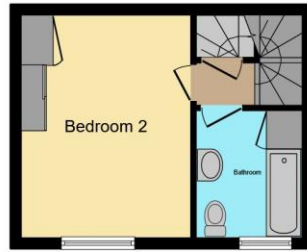
**£210,000**



**Basement**



**Ground Floor**



**First Floor**



**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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HEA108480](http://williamhbrown.co.uk/Property/HEA108480)



Property Ref:  
HEA108480 - 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.

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.



**william h brown**



**0113 278 5337**



[Headingley@williamhbrown.co.uk](mailto:Headingley@williamhbrown.co.uk)



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**