



**Burley Road, Leeds LS4 2RG**





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## **Burley Road, Leeds**

This stunning 4-bedroom modern property offers a perfect blend of style, space, and comfort. The home boasts a beautifully designed downstairs extension featuring an ensuite, ideal for guests or multigenerational living.



## Lounge

14' 10" max x 14' 10" max ( 4.52m max x 4.52m max )

Spacious lounge, carpeted, window to the front, also has radiator to the front

## Kitchen

18' 3" max x 7' 11" max ( 5.56m max x 2.41m max )

Shaker gloss white doors, laminated work tops, one bowl metal sink, 5 ring gas hob, built under electric double oven integrated, washing machine, integrated dryer, integrated slimline dishwasher, lino flooring, mosaic textured tiles on the walls, Built in cupboard pantry with shelving. Open plan dining space, 2 windows to the back.

## Landing

Carpeted and window to the side.

## Bedroom 1 extension Downstairs

10' 2" max x 9' 7" max ( 3.10m max x 2.92m max )

Double bedroom, carpeted built in wardrobes, has window to the front and a radiator. This bedroom also has an ensuite which consists of a wet room, wall hung sink, toilet, window to the back , radiator, fully tiled, storage unit on the wall. Perfect for accessibility.

## Bedroom 2

13' 4" Into Wardrobe x 11' 7" Into Wardrobe ( 4.06m Into Wardrobe x 3.53m Into Wardrobe )

Spacious double bedroom, carpeted, built in wardrobes space for free standing furniture, windows to the front, radiator to the front

## Bedroom 3

11' 6" max x 9' max ( 3.51m max x 2.74m max )

Laminated flooring , space for double or single , window to the back , radiator, room for free standing furniture , angled wall

## Bedroom 4

9' 6" max x 7' 11" max ( 2.90m max x 2.41m max )

Single room, possible space for a small double, free standing space for furniture, radiator window to the front, spacious for a small room.

## Bathroom

Tiled flooring, paneled bath with shower over, built in unit with sink storage and toilet with worktop on the top, fully tiled with tall towel radiator to the back.

## Rear Garden

Patio, path around to the front of the house, extension to the side of the house, large plastic shed with windows and lots of storage space

## Loft Space

Loft reinforced floor, insulated roof, boarded up but currently been used as an office , with 2 Velux windows this is a great space that could be used as an extra room



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## Burley Road, Leeds

- GUIDE PRICE £270,000 - £280,000
- Modern 4 Bedroom Property
- Large Front & Rear Garden
- Good Transport Links To Leeds City Centre
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Tenure: Freehold EPC Rating: C

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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