



Beckhill Chase, LEEDS LS7 2RH

Not for marketing purposes INTERNAL USE ONLY



Lounge

11' 8" max x 19' max (3.56m max x 5.79m max)

The modern lounge features wooden flooring, two tall contemporary radiators, and a rear-facing window, complemented by a laminate feature wall with stylish LED lighting. Patio doors at the back provide seamless access to outdoor space, enhancing the room's bright and open feel.

Kitchen

22' 5" max x 10' 8" max (6.83m max x 3.25m max)

The open-plan kitchen boasts a laminate wood veneer floor, stylish cream and purple matt doors, and granite worktops for a premium finish. A rear-facing window allows natural light to brighten the space, while modern appliances, including an induction hob, integrated oven, integrated dishwasher, and a freestanding American fridge, add functionality. Storage is maximized with tall pull-out units and a pull-out corner unit, complemented by under-unit lighting. A dining table with four chairs completes the space, seamlessly flowing into the lounge area for a sociable, modern living experience.

Measurements

Please be advised that the measurements are based on the open plan kitchen/Lounge are L Shaped

Utility Room

10' 3" max x 3' 10" max (3.12m max x 1.17m max)

The utility room features tiled flooring and wooden units built into sliding doors, offering plenty of storage. A boiler is mounted on the wall, and a door leads to the back garden, providing easy access and practicality.

Landing

The carpeted stairs landing features a ventilation system vent for airflow and a freestanding unit, offering both functionality and style

Bedroom 1

12' 3" max x 9' 3" max (3.73m max x 2.82m max)

The bedroom features laminate flooring, a double bed, and sliding freestanding wardrobes, with a rear-facing window offering a beautiful view

Bedroom 2

10' 8" max x 9' 2" max (3.25m max x 2.79m max)

The bedroom features laminate flooring, a double bed, freestanding wardrobes, with a rear-facing window, L Shaped room,

Bedroom 3

9' 7" max x 9' 4" max (2.92m max x 2.84m max)

Laminate flooring, single room, freestanding furniture knocked down wall for added extra space, window to the back

Bathroom

The bathroom offers a functional and stylish space, featuring modern fixtures and fittings. It includes a bath with shower over, a sink unit, and a toilet, complemented by quality flooring and ample lighting. Thoughtfully designed, it provides both comfort and convenience for everyday use.

Loft Space

Half Boarded, ventilation system fitted, lights

Garden

The property features a front garden with a built-in brick shed, fencing all around, and a grass area with decking, while the rear garden offers a paved section, grass area, and secure fencing. Located in a quiet area, the home benefits from on-street parking, providing convenience and tranquility.



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welcome to

Beckhill Chase, LEEDS

- GUIDE PRICE £200,000- £210,000
- Modern 3 Bedroom Mid Terraced House
- Open Plan Lounge/Kitchen
- Front & Rear Garden
-

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA109103 - 0002

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