



**Beechwood View, LEEDS LS4 2LP**

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**welcome to**

**Beechwood View, LEEDS**

Welcome to this beautifully presented two-bedroom mid-terraced home, offering a perfect blend of modern living and timeless character—ideal for working professionals or small families seeking space, style, and comfort.



## Lounge

19' 7" max x 13' 9" max ( 5.97m max x 4.19m max )

This spacious, carpeted lounge offers a warm and welcoming atmosphere, perfect for relaxing or entertaining. With high ceilings and large windows at both the front and rear, the room is filled with natural light throughout the day, creating an airy and open feel.

## Kitchen (ground Floor)

19' 4" max x 13' 9" max ( 5.89m max x 4.19m max )

A stylish kitchen featuring tiled flooring, cream Shaker units, and laminate worktops. Includes an induction hob, built-under oven, and composite sink. It benefits from underfloor heating, a rear window, front door access, built-in cupboard, pantry, a boiler neatly housed in a unit.

## Toilet

Conveniently located off the kitchen, this toilet room features a modern WC with integrated sink, a rear-facing window for natural light, and underfloor heating for added comfort.

## Bedroom 1

16' 3" max x 8' 2" max ( 4.95m max x 2.49m max )

A very spacious, carpeted double bedroom with windows to both the front and back, allowing for plenty of natural light. Features a radiator for year-round comfort and ample space for free-standing furniture.

## Bedroom 2 (attic)

12' 7" max x 13' 11" max ( 3.84m max x 4.24m max )

Attic bedroom with wooden slat flooring and an angled ceiling, offering a cozy yet spacious feel. Features a rear window, a skylight fitted in 2019, and a radiator for comfort. Includes a hatch to storage space, plenty of room for a king size bed.

## Bathroom

Modern and well-appointed, this bathroom features sleek tiled flooring and a front-facing window for natural light. It includes a contemporary shower enclosure with tiled walls and an overhead shower, a

wall-hung sink unit with drawers, and a toilet.

Additional highlights include an extractor fan, a tall heated towel radiator, and a built-in double cupboard housing a free-standing washing machine and dryer—combining style with practical convenience.

## Garden

A beautifully presented front garden featuring elegant paving and stunning, well-maintained flower beds. Fully enclosed with fencing for privacy and charm, it offers a welcoming and picturesque entrance to the home.



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welcome to

## Beechwood View, LEEDS

- 2 Bedroom Midterraced
- Front Garden
- On Street Parking
- Excellent Transport Links To Leeds City Centre
- Through Terrace With Front & Rear Facing Windows

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA109131 - 0004

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