



**Burley Wood Crescent, Leeds LS4 2QL**

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## **Burley Wood Crescent, Leeds**

This well-presented three-bedroom mid-terrace home offers generous living space and a practical layout, making it an ideal choice for families, first-time buyers, or those seeking a comfortable home with excellent connectivity.



## Auctioneer's Comments

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## Lounge

17' 7" max x 10' 5" max ( 5.36m max x 3.17m max )  
A welcoming lounge featuring a front-facing window that fills the room with natural light. The space is carpeted for comfort and warmth, complemented by a stylish fire surround with a wood burning stove that adds a focal point. A radiator ensures the room stays cosy year-round

## Kitchen

8' 7" max x 6' 1" max ( 2.62m max x 1.85m max )  
A charming kitchen featuring a tiled floor and matching tiled backsplash, complemented by classic shaker-style units and warm wooden worktops. The

space includes a one-bowl metal sink and freestanding appliances, with a built-under oven and four-ring gas hob for practical cooking. A rear-facing window and door provide natural light and garden access, while shallow-depth units and a handy understairs area maximize storage and functionality

## Bedroom One

11' 9" max x 10' 6" max ( 3.58m max x 3.20m max )  
A spacious double bedroom with a front-facing window that welcomes natural light. The room is carpeted for comfort and warmth, and features a radiator for year-round cosiness. Benefits from a fitted wardrobe leaving ample space for freestanding furniture to suit your style and needs

## Bedroom Two

10' 6" max x 8' 8" max ( 3.20m max x 2.64m max )  
A well-proportioned bedroom with rear-facing window, offering space to comfortably accommodate a double bed. The room is carpeted for added warmth and features built-in storage to maximize functionality. A radiator ensures a cosy atmosphere throughout the seasons.

## Bedroom Three

6' 11" max x 6' 2" max ( 2.11m max x 1.88m max )  
A compact front-facing bedroom ideal as a home office or cosy single room. It features a window that brings in natural light, a radiator for comfort, and a layout that offers flexible use of space.

## Bathroom

A well-appointed bathroom featuring easy-care lino flooring and a panelled bath with an electric shower overhead. The space includes a classic pedestal sink, rear-facing window for natural light, a toilet, and a sleek towel radiator for added comfort and convenience.

## Garden/ Parking

The property boasts both front and rear gardens, each offering distinct character and functionality. The front garden features a gently sloped path bordered by a brick wall and fencing on both sides, creating a

neat and private entrance. To the rear, a porch opens onto a thoughtfully designed outdoor space with charming brick alcoves, a mix of decking and slate areas, and low-maintenance astro turf. A garden shed provides practical storage, while fencing on both sides ensures privacy. An outdoor tap adds convenience, and on-street parking is available nearby



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## Burley Wood Crescent, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom Midterrace Property
- Front & Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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