

Burley Wood Crescent, Leeds LS4 2QL



welcome to

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.













Lounge

17' 7" \dot{M} AX x 10' 5" \dot{M} AX (5.36m \dot{M} AX x 3.17m \dot{M} AX) 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

6' 1" MAX x 8' 7" MAX (1.85m MAX x 2.62m 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 under stairs 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

8' 8" MAX x 10' 6" MAX (2.64m MAX x 3.20m 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' 2" MAX x 6' 11" MAX (1.88m MAX x 2.11m 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 paneled 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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- Guide Price £170,000-£180,000
- 3 Bedroom Mid-terrace Property
- Front & Rear Garden
- Great Transport Links To Leeds City Centre
- Fantastic Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: B

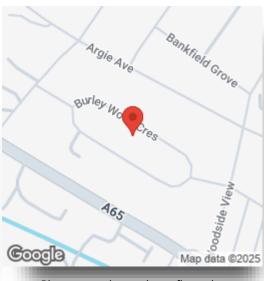
guide price

£170,000









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