



**Beechwood View, LEEDS LS4 2LP**



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**Beechwood View, LEEDS**

Located within the popular Burley Park area of Leeds is this well presented two bedroom terraced home, providing spacious living accommodation arranged over four floors comprising kitchen, lounge, two double bedrooms, house bathroom and front garden.



### **Beechwood View**

Located within the popular Burley Park area of North Leeds, providing ease of access for local transport links, the universities and well-served by local amenities is this well presented two bedroom through-by-light terraced home. The property provides spacious living accommodation arranged over four floors, comprising; kitchen, lounge, two double bedrooms, bathroom and front garden. This property must be viewed to be fully appreciated.

### **Ground Floor**

#### **Lounge**

19' 3" max x 13' 9" max ( 5.87m max x 4.19m max )

The front entry door gives access to the spacious lounge, which has a feature fire place with brick surround. Radiator and double glazed bay window to the front elevation and double glazed window to the rear,

### **Lower Ground Floor**

#### **Kitchen Diner**

18' 6" max x 13' 2" max ( 5.64m max x 4.01m max )

The kitchen has a range of base units in a cream finish with block wood effect work surfaces which incorporate a ceramic sink unit. Split level cooking comprises; integrated electric oven and electric hob. Plumbing for washing machine. Provision for fridge freezer. Tiling to splash backs. Windows to the front and rear aspects and a door gives access to outside. The kitchen also benefits from having a walk in pantry cupboard

### **First Floor Landing**

Stairs rise from the ground floor to the first floor landing.

#### **Bedroom One**

13' 4" max x 12' 10" max ( 4.06m max x 3.91m max )

A double bedroom with brick feature wall and a radiator. Double glazed window to the front elevation.

#### **Bathroom**

With a walk in shower cubicle, free standing roll top bath with mixer taps, wash hand basin and low flush W.C. Chrome ladder style radiator and fully tiled walls. Double glazed window to the rear elevation.

### **Second Floor**

Stairs rise from the first floor to the second floor bedroom.

#### **Bedroom Two**

13' 8" max x 12' 2" max ( 4.17m max x 3.71m max )

A second double bedroom which benefits from under eaves storage. Radiator. Double glazed window to the rear elevation and Velux window to the front elevation.

### **Externally**

#### **Front Garden**

To the front of the property, a gate opens to give access to a paved garden with planted borders, enclosed by brick and stone walling. The garden also offers a storage shed.

#### **Burley**

Burley is a suburb of the booming West Yorkshire city of Leeds, and is full of craft and culture. Close to Headingley which benefits from improved public transport, lively restaurants, pubs and bars, interesting small scale retail outlets, and a feeling of energy. The best known landmark is Headingley stadium: home of Yorkshire cricket club, Leeds Carnegie and the famous Leeds Rhinos. Another popular landmark nearby is Kirkstall Abbey, a piece of history with aesthetically pleasing walks nearby, as well as a number of local parks, including Hyde Park, Meanwood and Roundhay Park. Burley of course makes a great base for exploring the amenities of Leeds and is conveniently located with great access to commuter transport links.



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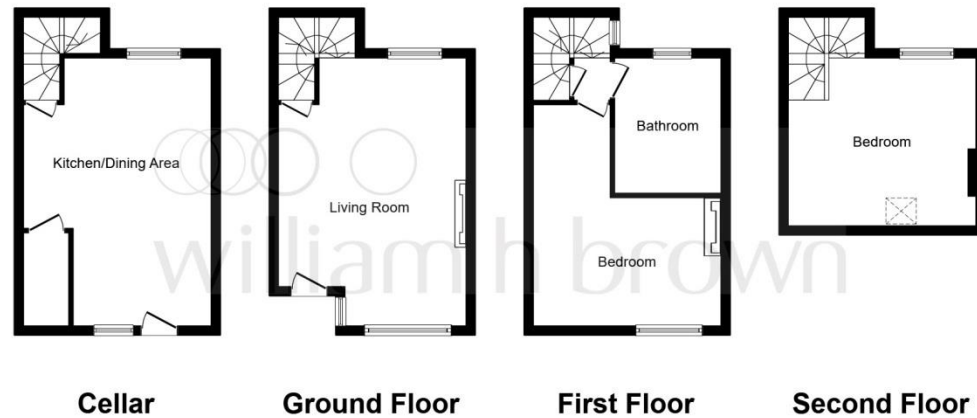
## Beechwood View, LEEDS

- Guide Price £170,000 - £175,000
- Spacious Terrace Property
- Accommodation Over Four Floors
- Two Double Bedrooms
- Front Garden

Tenure: Freehold EPC Rating: E

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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