



Copper Beech Court, Leeds LS16 6FW

welcome to

Copper Beech Court, Leeds

Internal viewing is highly recommended to fully appreciate this move-in-ready, two double bedroom townhouse, offering accommodation over three floors. The property features a double driveway, an electric charging point, and a grassed area. Conveniently located in LS16.



Copper Beech Court

Stunning Two-Bedroom Semi-Detached Home in Copper Beech Court, LS16

Perfect for professionals or small families, this modern home offers convenient living in a prime LS16 location. The open-plan living/kitchen/diner is bright and spacious, featuring a Juliet balcony, modern units, and integrated appliances. The two bedrooms include a master bedroom with fitted wardrobes and an en-suite bathroom. The contemporary bathrooms are finished to a high standard. External features include off-street parking for two cars, an electric car charging point, and a grassed area.

Ideally situated for easy commutes to Leeds City Centre, the property is surrounded by the amenities of Horsforth, West Park, and Headingley.

Ground Floor

Entrance Hallway

Door to the front opens into the hallway with stairs up to the first floor

Bedroom Two

15' 3" x 8' 9" (4.65m x 2.67m)

A good sized double bedroom to the ground floor with laminate flooring, radiator and windows to both front and side.

Shower Room

The modern shower room comprises; Step in shower cubicle with glass screen and tiled backing, low flush wc, wash basin, space for washing machine, radiator and tiled flooring.

First Floor

Living Room / Kitchen

11' 5" x 15' 2" (3.48m x 4.62m)

The modern kitchen features a variety of wall and base units complemented by sleek work surfaces, a sink with drainer unit and mixer tap, an induction hob, and an oven. It also includes an integrated fridge freezer, plinth lighting, and an extractor fan.

The space is ample enough to accommodate both a living area and a dining table. It boasts laminate flooring, ceiling spotlights, two radiators, and two large windows. Additionally, a Juliet balcony floods the room with natural light.

Second Floor

Bedroom One

13' 3" x 15' 3" max (4.04m x 4.65m max)

A spacious double bedroom on the second floor, featuring bright neutral decor, integrated wardrobes for added convenience, a radiator, and four windows that fill the room with natural light, creating a lovely, bright space.

Bathroom

A bright and modern bathroom which comprises; Bath with tiled backing, low flush wc, wash basin, electric mirror, radiator and tiled flooring.

Outside

The front of the property benefits from a double driveway, electric car charger, bin storage and grassed area to the side.



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welcome to

Copper Beech Court, Leeds

- Two Double Bedrooms
- Ready to Move into Accommodation
- Double Driveway & Electric Charger Point
- Convenient LS16 Location
- Modern & Stylish Throughout

Tenure: Freehold EPC Rating: B



£242,500

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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