



£180,000

TENURE : FREEHOLD

Burghley Mews, Leeds, LS10

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Spacious kitchen/diner with patio doors to garden

Bright and airy living room with under-stairs storage

Modern three-piece bathroom with electric shower

Enclosed rear garden with lawn and patio

Detached garage with power and lighting

Private driveway

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MoveNow
Properties

MoveNowProperties would like to proudly present this charming two-bedroom semi-detached home, ideally situated in a quiet and highly sought-after residential location. This well-presented home offers spacious accommodation, modern features, and an enclosed garden, making it perfect for first-time buyers, downsizers, or investors. Located in a peaceful cul-de-sac, yet close to local amenities and transport links, this property blends convenience with tranquillity.

Entrance Hall

A bright and welcoming entrance hall with laminate flooring, a central heating radiator, and a side-facing double-glazed window that fills the space with natural light. It sets the tone for the rest of the well-maintained home.

Living Room

Measurements: 16' 2" x 11' 6" (4.92m x 3.50m)

The spacious living room is perfect for relaxing or entertaining. It features laminate flooring, two central heating radiators, and two front-facing double-glazed windows that bring in plenty of light. A handy under-stairs cupboard offers practical storage space.

Kitchen / Dining Room

Measurements: 11' 7" x 10' 11" (3.52m x 3.34m)

At the rear of the property, the open-plan kitchen/diner is a real highlight. Fitted with a range of wall and base units, the kitchen includes laminate worktops, tiled splashbacks, a sink with mixer tap, plumbing for a washing machine, and space for a fridge-freezer. The room benefits from laminate flooring, a rear-facing double-glazed window, and patio doors that open directly onto the garden—perfect for indoor-outdoor living. A staircase rises from this space to the first floor.

Stairs and Landing

The carpeted staircase leads to a central landing area, which provides access to both bedrooms and the bathroom. A handrail adds safety and a sense of openness continues throughout the upper level.

Bedroom One

Measurements: 11' 5" x 10' 10" (3.52m x 3.30m)

A well-proportioned double bedroom situated at the rear of the property. It features laminate flooring, a central heating radiator, and a double-glazed window overlooking the peaceful rear garden.

Bedroom Two

Measurements: 11' 5" x 9' 9" (3.49m x 2.95m)

Located at the front of the property, this second double bedroom also benefits from laminate flooring, a radiator, and a large double-glazed window. It's ideal as a guest bedroom, children's room, or home office.

Bathroom

Measurements: 6' 5" x 5' 6" (1.96m x 1.67m)

The family bathroom is finished to a modern standard and features a white three-piece suite comprising a low-level WC, pedestal wash basin, and a panelled bath with overhead electric shower. Partially tiled walls, tiled flooring, a radiator, and a frosted double-glazed window to the side complete this stylish space.

Front Garden and Driveway

To the front of the property is a small lawned garden with a private driveway running alongside the house, offering off-road parking and access to the detached garage.

Rear Garden

The enclosed rear garden offers a fantastic outdoor space for relaxing or entertaining. It includes a paved patio, lawned area, and mature shrubs, all surrounded by fence and wall boundaries for added privacy.

Detached Garage

Located at the end of the driveway, the detached garage benefits from an up-and-over door, internal lighting, and electrical power—ideal for secure storage or use as a small workshop.

EPC Rating: C70

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Semi -detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband: Fiber Optic

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, Garage & Drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

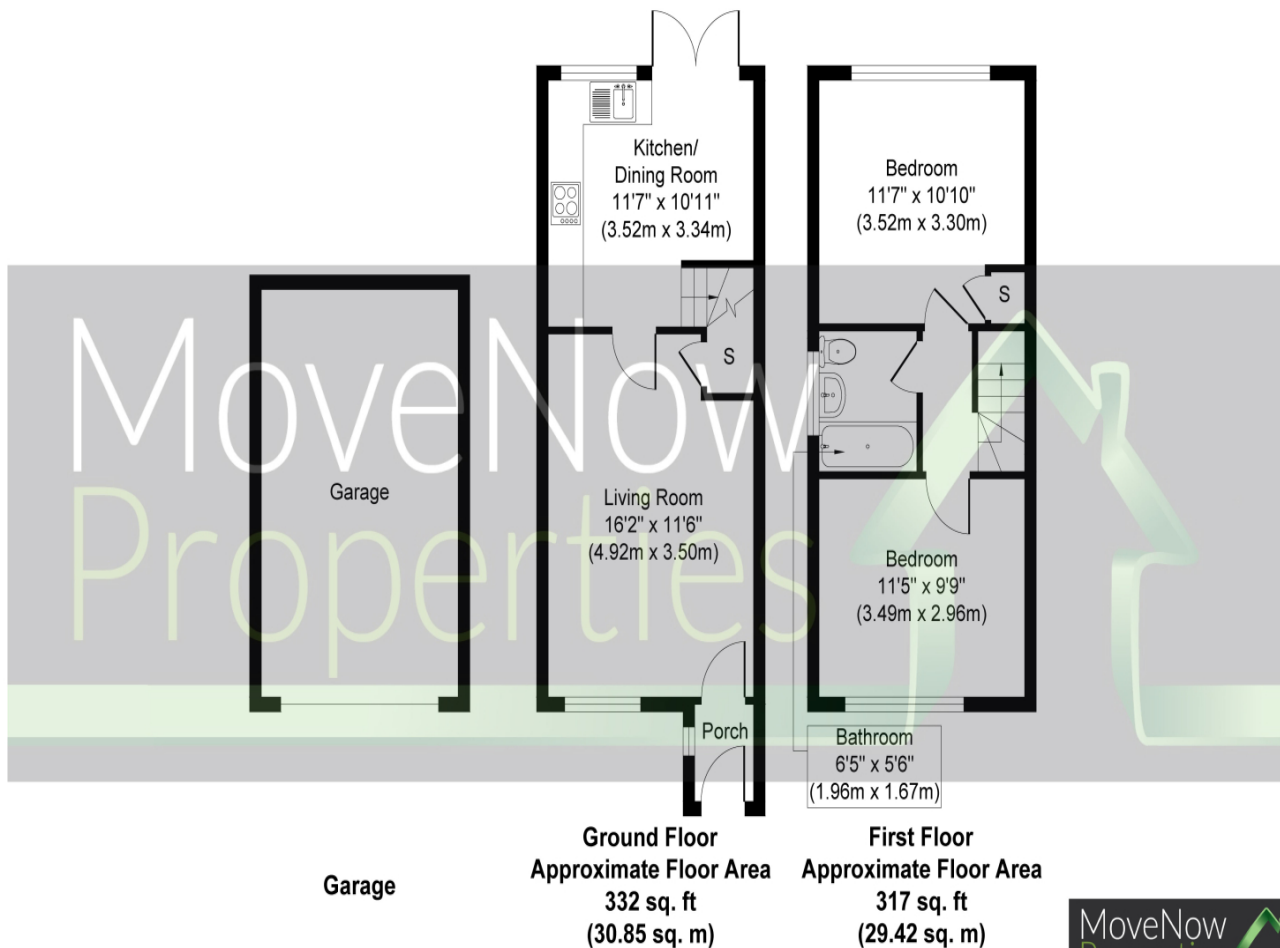
- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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