12 BEECH WAY
LEEDS

£280,000
FREEHOLD

This beautifully presented three-bedroom semi-detached home offers stylish, modern living and is perfect for first-time buyers, professionals and growing families. The property features a spacious lounge, a contemporary kitchen/dining room, downstairs WC, three well-proportioned bedrooms including a principal bedroom with en-suite, and a modern family bathroom. Outside, there is a driveway providing off-street parking and an enclosed rear garden, ideal for relaxing and entertaining. Conveniently located close to local amenities, well-regarded schools and excellent transport links, this superb home is ready to move straight into.

• IDEAL FIRST TIME HOUSE • SEMI-DETACHED PROPERTY • THREE BEDROOMS • TWO BATHROOMS • TWO RECEPTION ROOMS

This beautifully presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, young professionals, investors and growing families looking for a modern home in a sought-after location. Situated on the popular Taylor Wimpey development in Whinmoor, the property enjoys a convenient position close to a wide range of local amenities, including shops, cafés, restaurants, pubs and well-regarded schools. Seacroft Bus Station is also within easy reach, providing excellent transport links to Leeds city centre and the surrounding areas.

The accommodation is thoughtfully laid out and briefly comprises a welcoming entrance hall, a convenient downstairs WC, a spacious and light-filled lounge, and a stylish open-plan kitchen and dining room, providing the perfect space for everyday family life and entertaining. The kitchen offers ample storage and workspace, with room for a family dining table and direct access to the rear garden.

To the first floor, the property features a generous principal bedroom complete with a modern en-suite shower room, together with two further well-proportioned bedrooms that can be used as children's rooms, guest accommodation or a home office. A contemporary family bathroom completes the first-floor accommodation.

Outside, the property benefits from a driveway to the front providing off-street parking, while the enclosed rear garden has been well maintained and offers a pleasant outdoor space to relax, entertain or enjoy with family and friends.

Offering modern, energy-efficient living with an excellent EPC rating of B, this attractive home is ready to move straight into and is sure to appeal to a wide range of buyers seeking quality accommodation in a popular residential setting.

ENVIRONS

Located close to Crossgates town centre, the property enjoys easy access to local amenities, schools and transport links. The motorway network is within convenient reach, with Leeds city centre easily accessible for commuting and work opportunities.

REASONS TO BUY

- Ideal for first-time buyers or growing families
- Three-bedroom semi-detached home
- Newly fitted bathroom
- South-facing garden
- Off-street parking
- Scope to add value with extending STP
- Popular residential location
- Close to Crossgates town centre

TENURE

We are advised the property is Freehold and vacant possession will be granted upon completion.

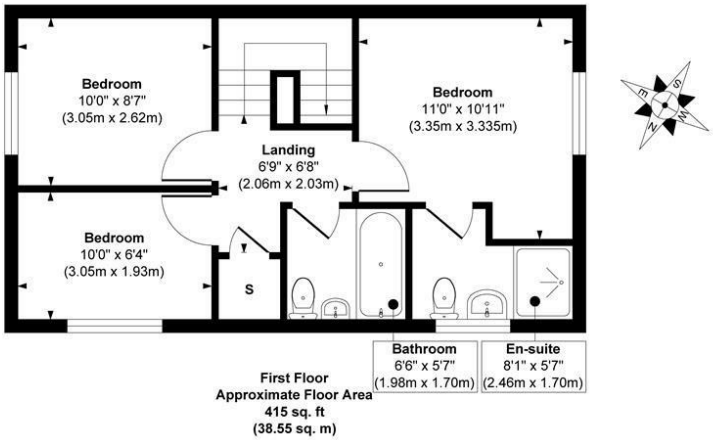
LOCAL AUTHORITY

Leeds City Council

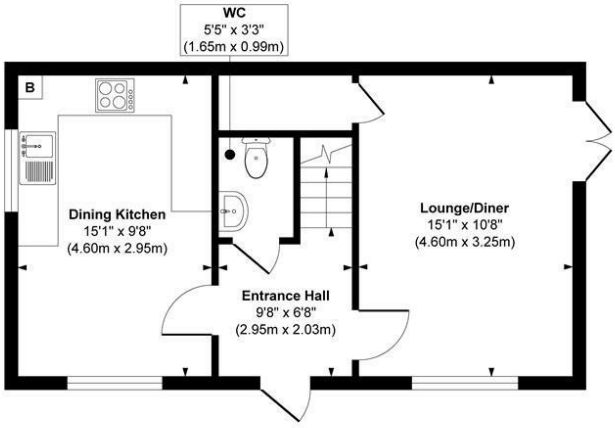
Early viewing is highly recommended to appreciate the space and potential this home has to offer.

Contact us today to arrange your viewing. This is truly a great property that wont be around for long.

• DOWNSTAIRS W/C • DRIVEWAY • PRIVATE REAR GARDEN • REMAINING NHBC WARRANTY • EXCELLENT TRANSPORT LINKS



First Floor
Approximate Floor Area
415 sq. ft
(38.55 sq. m)



Ground Floor
Approximate Floor Area
415 sq. ft
(38.55 sq. m)

Approx. Gross Internal Floor Area 830 sq. ft / 77.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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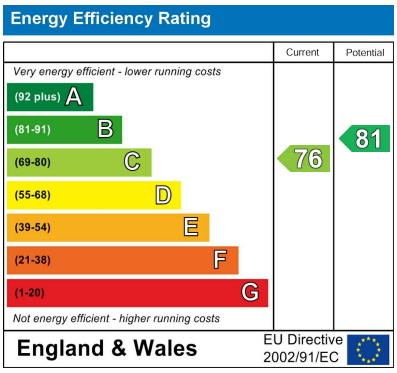

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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