



6 Beech Court, Leeds, LS14 6WX

A larger than average 3 bedroom, 2.5 bathroom end townhouse backing onto woodland in Leeds.

This modern property enters into a reception hallway, which accesses the integrated garage, the downstairs WC and the kitchen to the rear. The kitchen has been modernised and provides a breakfast bar area with French doors accessing the private garden.

Upstairs, the first floor comprises a large open living room with Juliette balcony doors. The house bathroom contains a bath with shower over and a further double bedroom which is currently used as an office.

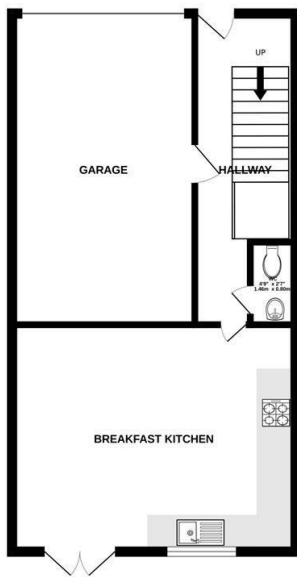
The second floor accesses the master bedroom which benefits from an ensuite shower room. A second double bedroom includes walk in wardrobe storage.

Situated on a larger than average plot backing onto woodland providing private gardens with off street parking for three vehicles.

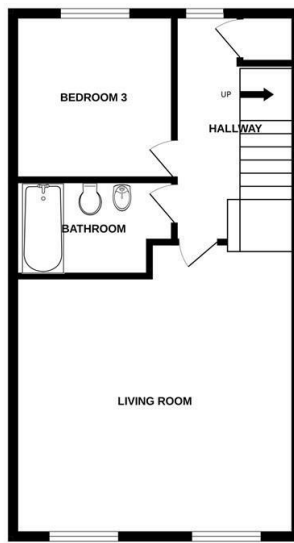
£289,950

- Large End Townhouse
- Secluded Rear Garden
- Quiet Cul De Sac
- Spacious Living Area
- 2.5 Bathrooms
- Integrated Garage

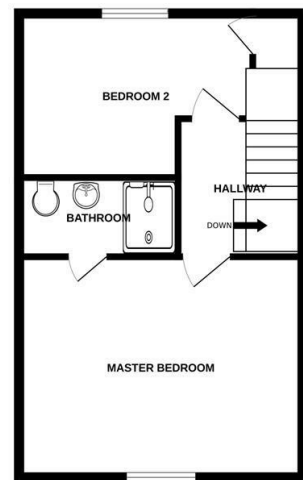
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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 plus) A			85
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: