



**Copper Beech Court, Leeds LS16 6FW**

**welcome to**

## **Copper Beech Court, Leeds**

A modern two double bedroom townhouse offered with no onward chain, set over three floors and well placed for local amenities, transport links & schools. The home offers stylish, low-maintenance living with two en-suites, open-plan space, & off-street parking.



## Copper Beech Court

Offered with no onward chain, this two double bedroom semi-detached townhouse is ideally positioned for local amenities, excellent transport links and nearby schools. Sure to appeal to a range of buyers, the accommodation is arranged over three floors and briefly comprises: an entrance hallway with useful storage and stairs, and a ground-floor double bedroom with an en-suite shower room.

The first floor features a spacious open-plan kitchen/diner/living area, while the second floor offers a further double bedroom with fitted wardrobes and an en-suite bathroom.

Externally, the property benefits from a driveway providing off-street parking, bin storage, and a small grassed area to the side.

## Ground Floor

### Entrance Hallway

Door to the front opens into the hallway with useful storage cupboard and stairs leading to the first floor

### Bedroom

15' 3" x 8' 8" ( 4.65m x 2.64m )

A spacious ground floor double bedroom with neutral decor, a radiator, and plenty of natural light from two side windows and an additional window to the front. There is also access to the ensuite shower room.

### Ensuite Shower

The ensuite includes an enclosed shower cubicle with tiled backing, a wash basin, low flush WC and a radiator.

## First Floor

### Open Plan Kitchen / Living

15' 1" x 13' 8" ( 4.60m x 4.17m )

An open-plan space incorporating the fitted kitchen, living area and dining space, with stairs leading up to the second floor.

The modern kitchen features a range of wall and base units in a contrasting dark finish, along with integrated appliances including an oven, washing machine and fridge/freezer. The worktops house an induction hob and a stainless steel sink with mixer tap.

Laminate wood flooring, ceiling spotlights, two windows to the side, and double doors to the front with a Juliet balcony.

## Second Floor

### Bedroom

16' x 15' 5" ( 4.88m x 4.70m )

A spacious top-floor double bedroom featuring built-in wardrobes with sliding glass doors, a radiator, and windows to two sides. There is also access to the ensuite bathroom.

### Ensuite Bathroom

The ensuite comprises; bath with shower over and screen with tiled area, wash basin, low flush wc and radiator

## Outside

The front of the property offers a driveway providing ample off-street parking, along with useful bin storage and a small grassed area to the side.



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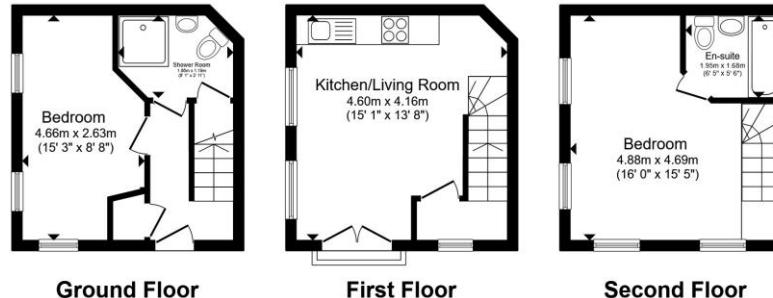
welcome to

## Copper Beech Court, Leeds

- Two double bedrooms, each with its own en-suite
- No onward chain
- Spacious open-plan living/kitchen/diner
- Off-street parking via driveway
- Small lawned area & Bin Storage

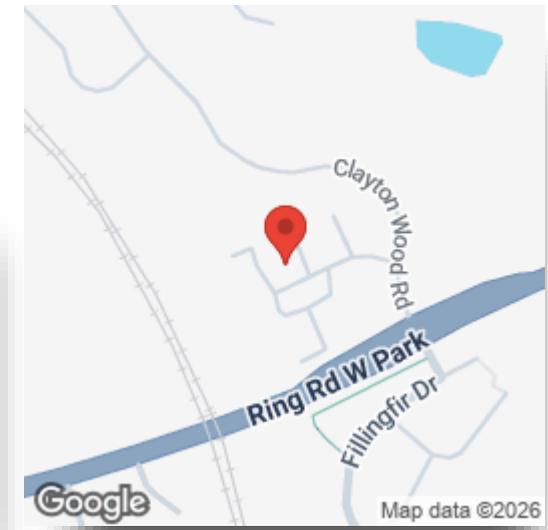
Tenure: Freehold EPC Rating: B

Council Tax Band: B



# £245,000

Total floor area 58.5 m<sup>2</sup> (630 sq.ft.) approx  
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.propertybox.io



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HFT107446 - 0002

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