



Tawny Beck, Leeds LS13 4UW

welcome to

Tawny Beck, Leeds

This stylish semi-detached home on Tawny Beck features three bedrooms, a sleek modern kitchen, and breathtaking woodland views. Enjoy the convenience of a private driveway and relax in the sun-soaked south-facing rear garden—your perfect retreat.



Property Information

Nestled in the picturesque setting of Tawny Beck, this charming semi-detached home offers a perfect blend of modern comfort and natural beauty. With three well-proportioned bedrooms, it provides ample space for family living. The modern kitchen is designed for both practicality and aesthetic appeal, making it the heart of the home. Woodland views create a serene backdrop, enhancing the home's tranquility. A private driveway ensures convenient parking, while the south-facing rear garden invites relaxation, capturing the sunlight throughout the day and offering a delightful outdoor retreat.

Ground Floor Entrance Hall

The entrance hall boasts a tiled floor, a modern radiator providing warmth.

Kitchen

14' 8" max x 10' 5" max (4.47m max x 3.17m max)
The kitchen is both stylish and functional, featuring a tiled floor, a welcoming breakfast bar, and a radiator for warmth. Equipped with modern conveniences, it includes an integrated dishwasher, a powerful range cooker, and an extractor fan to keep the space fresh. French doors at the rear open to the outdoors, while a double-glazed window lets in ample natural light. To complete the look, spotlights provide a bright and contemporary ambiance.

Dining Room

12' 6" max x 8' 5" max (3.81m max x 2.57m max)
The dining room offers a warm and inviting space with elegant laminate flooring and a radiator ensuring comfort. A double-glazed window at the front of the property allows natural light to stream in, while south-facing bifolding doors to the side create a bright and airy atmosphere, seamlessly connecting indoor and outdoor living.

Utility Room

The utility room is thoughtfully designed for practicality, featuring space for a washing machine and tumble dryer, ensuring efficient laundry care in a

dedicated area

Wc

The downstairs WC is a convenient addition, featuring a modern WC and a radiator to ensure warmth and comfort in the space.

First Floor Landing

The landing provides convenient access to the loft via a pull-down ladder, while soft carpeting adds warmth and comfort underfoot. A double-glazed window at the front brings in natural light, and a radiator ensures a cozy atmosphere.

Lounge

The lounge is a spacious and inviting retreat, warmed by two radiators and softened by plush carpeting underfoot. Three double-glazed windows to the side and rear frame stunning woodland views, bringing a sense of tranquility indoors. Thoughtfully designed bespoke fitted cupboards offer stylish storage solutions, while a dedicated desk space provides a perfect nook for work or study. A decorative feature fireplace adds character, enhancing the room's charm and ambiance.

Bedroom One

11' 7" max x 8' 2" max (3.53m max x 2.49m max)
Bedroom One offers a cozy and comfortable retreat, featuring soft carpet underfoot for warmth. A double-glazed window at the front allows natural light to brighten the space, while a radiator ensures a pleasant and inviting atmosphere.

Ensuite

The ensuite is thoughtfully designed with a tiled floor and practical built-in storage cupboard, ensuring a clutter-free space. A heated towel rail adds a touch of comfort, while the frosted double-glazed window to the front provides privacy while allowing in natural light. Additionally, a convenient drawer offers extra storage, complementing the room's functional elegance.

Second Floor Bedroom Two

10' 8" max x 8' 5" max (3.25m max x 2.57m max)
Bedroom Two is a bright and welcoming space, featuring a double-glazed window at the front that allows natural light to fill the room. Sleek laminate flooring adds a modern touch, while a radiator ensures warmth and comfort throughout the year.

Bedroom Three

11' 2" max x 6' 8" max (3.40m max x 2.03m max)
Bedroom Three is a well-appointed space, featuring built-in wardrobes that offer practical storage solutions. Sleek laminate flooring complements the modern aesthetic, while spotlights add a bright and contemporary ambiance. A radiator ensures warmth, and a double-glazed window at the rear invites natural light, creating a comfortable and inviting atmosphere.

Bathroom

The bathroom exudes modern elegance with sleek tiled flooring and walls, creating a stylish and easy-to-maintain space. A heated towel rail adds comfort, while the walk-in shower and separate bath offer versatility for relaxation. An extractor fan ensures ventilation, complemented by bright spotlights that enhance the ambiance. Two frosted double-glazed windows at the rear and side provide privacy while allowing natural light to brighten the room.

External

The property's exterior offers a wonderful blend of practicality and natural beauty. The front garden is enclosed with fencing and a stone boundary wall. It features established trees, a wildflower meadow area, riverside views, and parking space for up to three cars. The south-facing rear garden provides a private retreat with stunning woodland views, a peaceful wildlife pond, and a spacious patio for outdoor relaxation. Additional conveniences include ample shed space, a gated access point, and a greenhouse for gardening enthusiasts.

Agents Note



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Tawny Beck, Leeds

- 3 bedrooms
- Modern kitchen
- Woodland views
- Driveway
- South-facing rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of

£385,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115659 - 0008

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