

Castlehill

Estate & Letting Agents

16, Burley Wood Lane, Leeds
LS4 2SU

£395,000 Region



- Stunning extended family home
- Four bedrooms, master bedroom with en-suite
- Lovely well maintained gardens
- Drive and detached garage
- Modern kitchen with integrated appliances
- Close to shops, schools & city



A STUNNING, Meticulously presented, four bedroomed extended semi-detached property with a top floor master suite with en-suite shower room w/c, a delightful rear garden enjoying a sunny afternoon/evening aspect, a drive and a detached garage. Situated in this popular and very convenient residential location, a short walk to local shops and schools, with train stations, the extensive shopping and leisure amenities on Kirkstall Road, Headingley and with easy access into Leeds City Centre.

This lovely characterful family home has been tastefully refurbished proving spacious and very well presented accommodation, comprising an entrance porch leading to an entrance hall with stained glass lights to the front door, a cosy lounge with feature fireplace incorporating a gas fire, a living room with another feature fireplace and gas fire, leading to a dining area with double doors to the rear garden. There is a fantastic, modern fitted dining kitchen with sleek handleless units and a range of integrated appliances including a fridge freezer, dishwasher, washing machine and granite style worktops.

Upstairs, there are two double bedrooms, both with a full range of built-in wardrobes, a third single bedroom or study and a modern, contemporary bathroom w/c with a freestanding bath and separate shower enclosure. On the top floor, the loft has been converted into a fantastic master suite with double bedroom, useful eaves storage and a spacious modern en-suite shower room w/c.

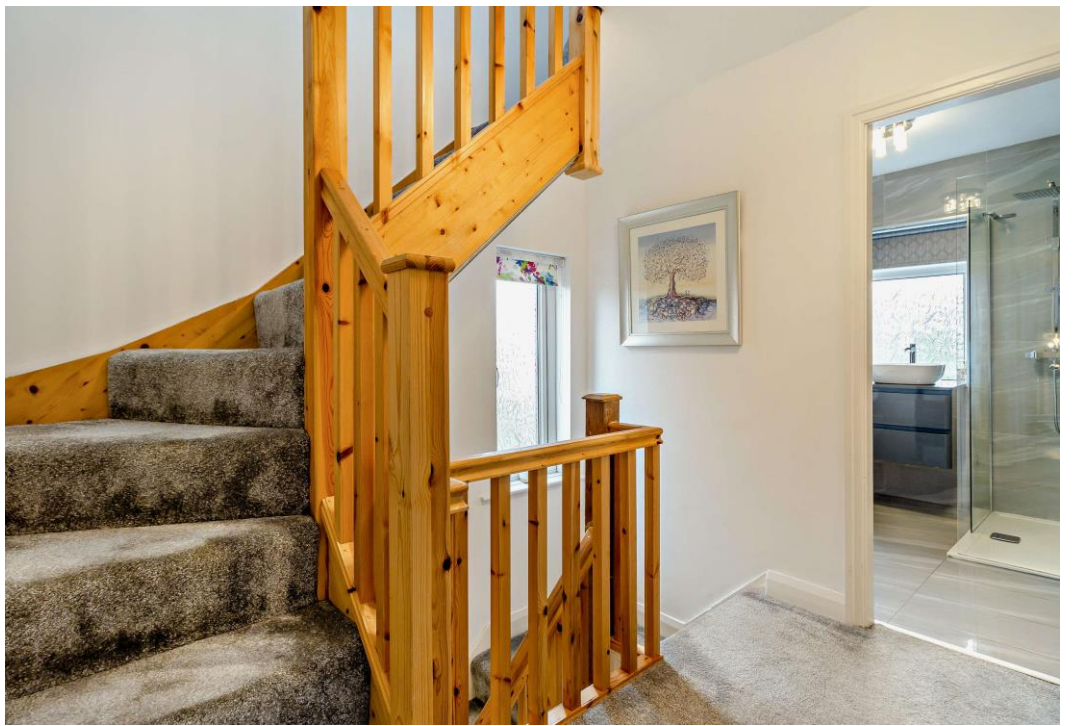
Outside, there is a neat raised lawned front garden with planted borders and a drive leading to a detached garage with an up & over door. The rear garden is fully enclosed with a good sized lawn, raised planted borders and a delightful sun trap patio area tucked behind the garage.

We understand the seller has also carried out wall insulation works helping the property achieve a grade C EPC. Internal viewing is absolutely essential to fully appreciate this tasteful, well presented and planned spacious family home, ready for buyers to move straight into.



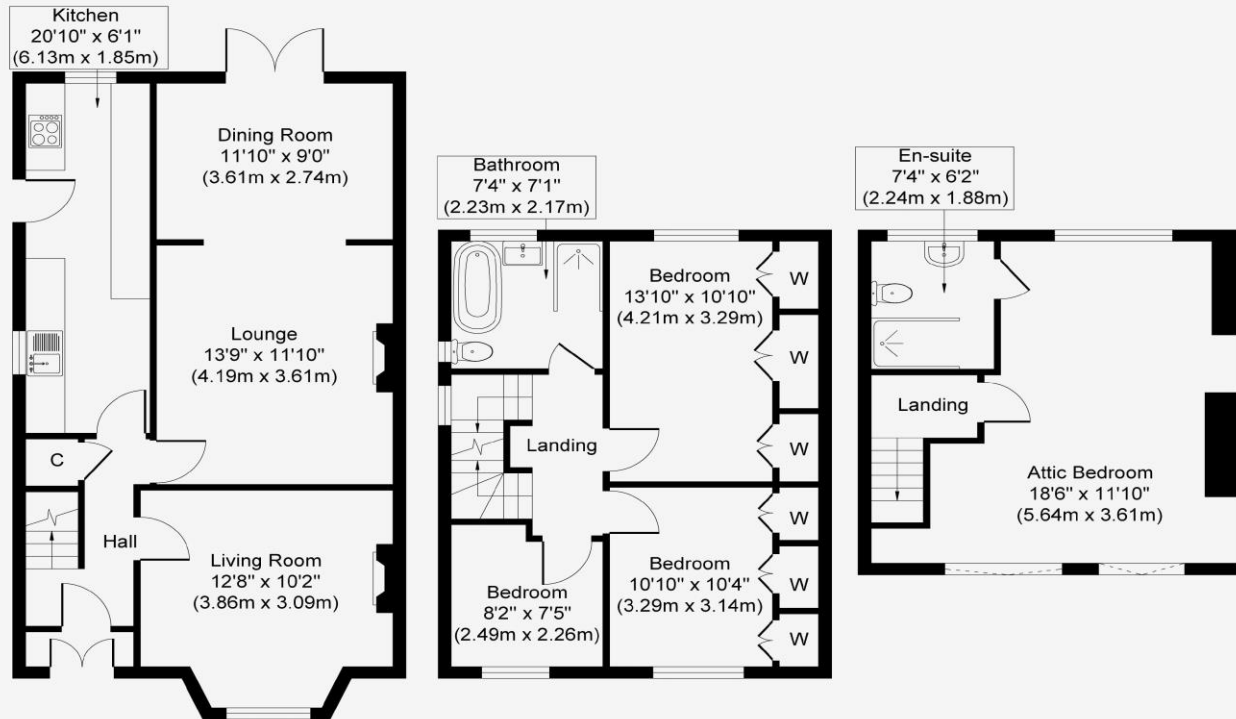












Ground Floor
Approximate Floor Area
633 sq. ft
(58.77 sq. m)

First floor
Approximate Floor Area
449 sq. ft
(41.79 sq. m)

Second Floor
Approximate Floor Area
340 sq. ft
(31.64 sq. m)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure *Freehold*
Council Tax Band C
Possession *Vacant possession on competition*

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and we can recommend a mortgage broker along with other property professionals.

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

