

# HUNTERS®

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## Beecroft Close

Leeds, LS13 3ET

Offers Over £190,000



Council Tax:





# 20 Beecroft Close

Leeds, LS13 3ET

Offers Over £190,000



- Two double bedrooms with wardrobes
- Bright bay-windowed living room
- Modern kitchen with dining space
- Front garden plus off-street parking
- Single garage for storage
- Near parks, walking routes and schools
- Bathroom with bath and separate shower
- Well-connected LS13 Leeds location
- Easy access to Leeds city centre
- Good rail and bus transport links

A two-bedroom semi-detached house in Leeds, situated in the LS13 area, well placed for local amenities, green spaces and transport links.

The property offers one LIVING room with a bay window overlooking the front garden and a fireplace, providing a comfortable main living space. The modern KITCHEN benefits from good natural light, a bay window, dining space and fitted appliances, creating a practical area for day-to-day cooking and family meals.

There are two DOUBLE bedrooms, both with built-in wardrobes, maximising storage and usable floor space. The BATHROOM is fitted with a corner bath, separate shower, toilet and sink, with tiled finishes and a heated towel rail.

Externally, the house includes a GARDEN, single garage and parking, providing useful outdoor and storage space as well as off-street convenience.

The LS13 location gives access to nearby schools and local parks, with walking routes in the surrounding area for recreation. Nearby Bramley and Pudsey offer a range of shops, cafés and everyday services, while Leeds city centre is accessible for a wider choice of retail, dining and employment.

Public transport links are available via nearby rail stations such as Bramley and New Pudsey, with services to Leeds, and onward connections to destinations including Bradford, York and Manchester. Local bus routes also serve the area, offering additional options for commuting and leisure.

This property is suitable for first-time buyers, families and investors looking for a house in good condition within reach of both local facilities and central Leeds.

### LIVING ROOM

10'9" x 15'5" (3.29 x 4.70)

### DINNING / KITCHEN

8'10"x 11'7" (2.71x 3.55)

### BEDROOM

10'9" x 9'2" (3.29 x 2.80)

### WC

2'7" x 5'10" (0.79 x 1.80)

### HALLWAY

### BATHROOM

4'6" x 10'2" (1.39 x 3.11)

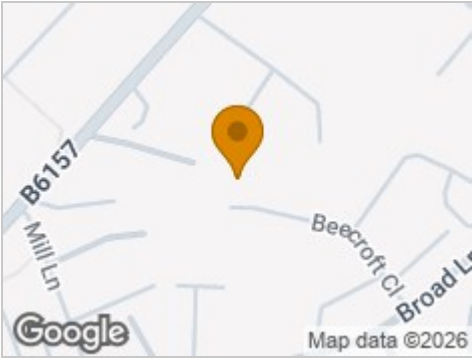
### BEDROOM

10'9" x 14'9" (3.29 x 4.51)

### GARAGE



Road Map



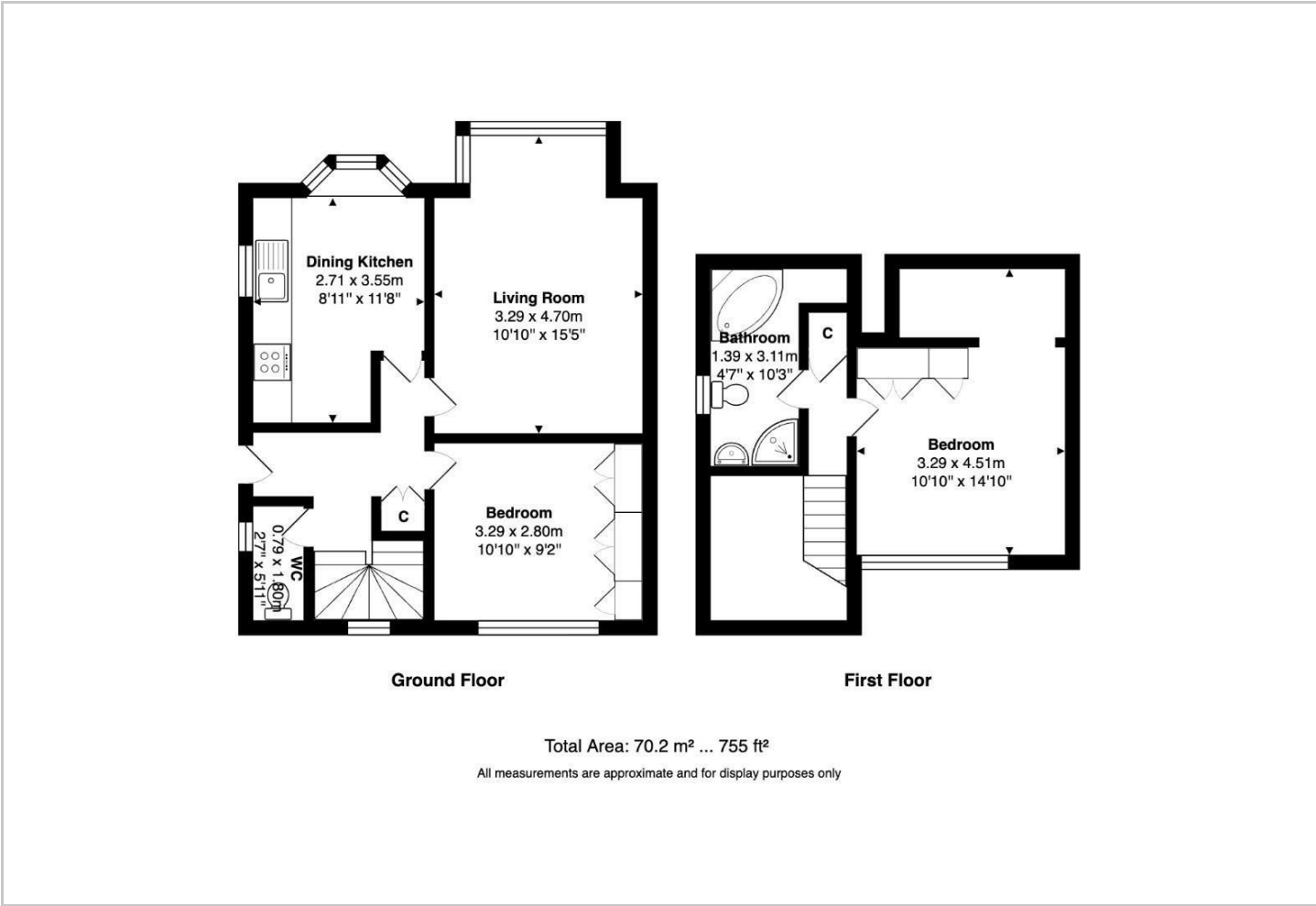
Hybrid Map



Terrain Map



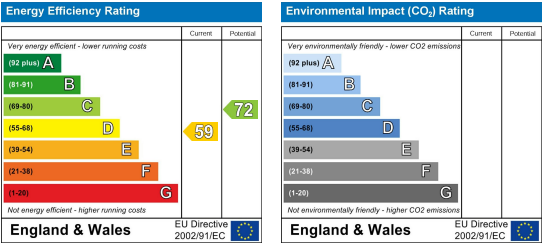
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.