



1 Beech Court LS14 6WX

A spacious three-bedroom, 2.5-bathroom end-terrace townhouse set on a generous plot .

The property opens into a welcoming entrance hallway with access to the integrated garage, a convenient ground floor WC, and a stylish kitchen positioned at the rear.

On the first floor, there is an impressive open-plan living room with Juliette balcony doors allowing plenty of natural light. This level also offers a well-appointed house bathroom , along with an additional double bedroom. The second floor hosts the master bedroom, complete with its own en-suite shower room. A further double bedroom on this level benefits from useful walk-in wardrobe storage.

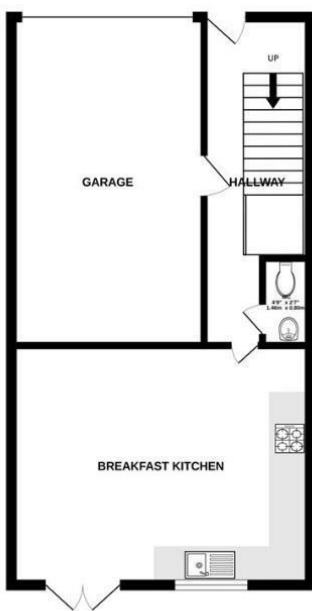
Occupying a larger-than-average plot, the home enjoys private gardens and off-street parking for up to two vehicles.

- Large Garden
- Integrated Garage
- Off Street Parking
- Ensuite Master Bedroom
- Juliette Balcony
- Chain Free

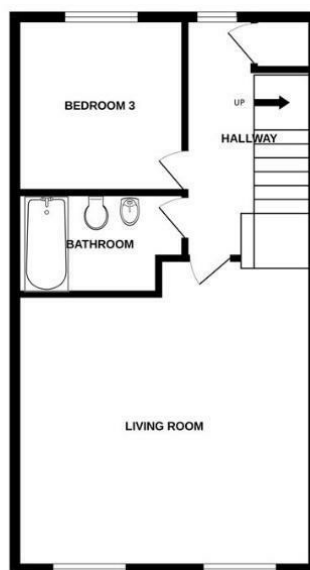
£289,950

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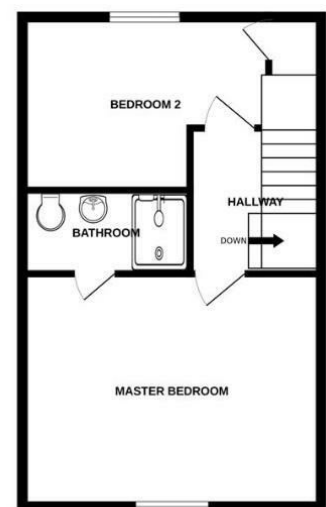
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	85
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	