

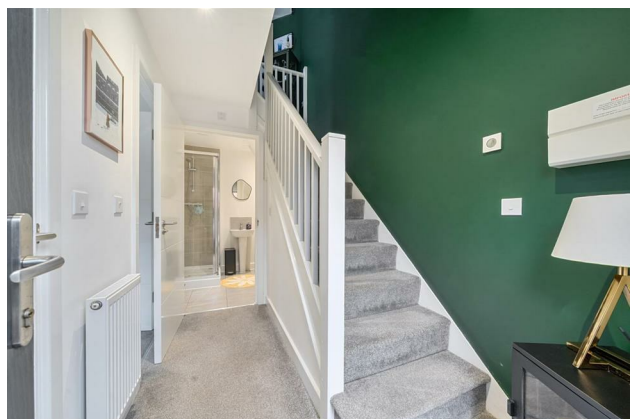
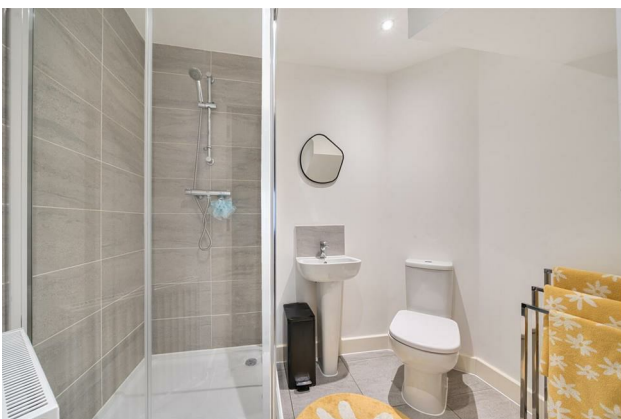
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Copper Beech Court, LS16

Guide Price £240,000

Property Images



Property Images



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Property Images



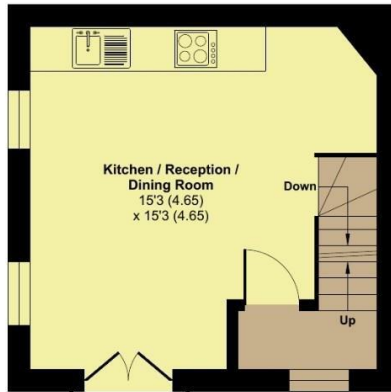
Copper Beech Court, Leeds, LS16

Approximate Area = 708 sq ft / 65.7 sq m

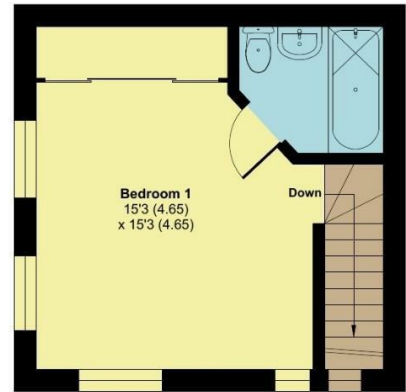
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 236 SQ M
(21.9 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 236 SQ M
(21.9 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 236 SQ M
(21.9 SQ FT)

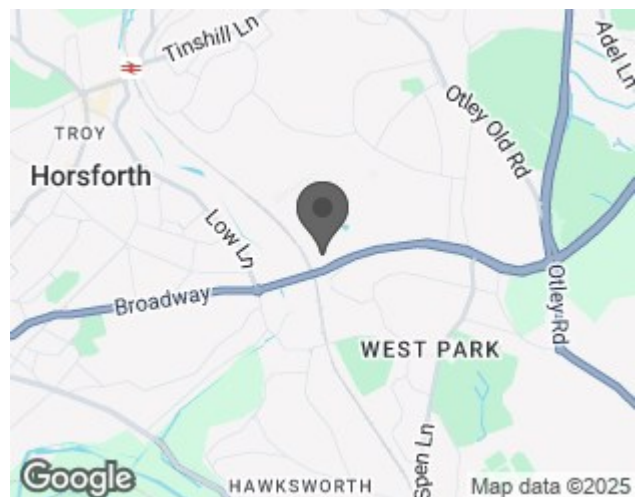


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1380838

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Map



Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Welcome to Copper Beech Court, LS16 — a stylish and contemporary development perfectly positioned on the West Park / Horsforth boundary, offering effortless access to Leeds City Centre while enjoying the best of suburban amenities. From here, you're moments from the vibrant shops, cafés, and bars of Horsforth, close to the green spaces and community feel of West Park, and just a short hop to Headingley's buzzing social scene. It's a location that strikes a brilliant balance between convenience, comfort, and lifestyle.

This beautifully presented two-bedroom, two-bathroom home has been finished to a high standard throughout, offering modern living that's completely move-in ready.

Key Features

- **Show Home Style & Finish**

The interiors feel fresh, modern, and immaculately cared for, this is a home you can walk straight into and instantly enjoy.

- **Flexible Living Layout**

Designed with versatility in mind, the ground floor offers a spacious double bedroom which the current owners use as the main living room — ideal for adapting to your lifestyle. The contemporary ground floor shower room adds everyday practicality.

- **Social First Floor Living**

The first floor hosts a sleek modern kitchen with integrated induction hob, oven, fridge and freezer, enhanced by stylish under-cabinet lighting. The open plan kitchen-dining-living space flows beautifully and is perfect for entertaining, complete with a charming Juliet balcony.

- **Main Bedroom is a Top Floor Retreat**

The entire top floor is devoted to the luxurious master bedroom, complete with fitted wardrobes and en-suite bathroom with shower over the bath, a peaceful sanctuary to end the day.

- **Modern Essentials**

Two allocated parking spaces and an electric vehicle charging point ensure this home is future-ready.

The low-maintenance front garden adds to the home's attractive kerb appeal without demanding weekend upkeep.

Whether you're a first-time buyer, a professional seeking easy city connections, or simply someone who appreciates thoughtful design and a well-connected location, Copper Beech Court offers the very best of contemporary, comfortable living.

This is a home that truly delivers on both style and practicality, book your viewing today.

Features

- TWO BEDROOM • MODERN AND SYLISH • TWO BATHROOMS • VERSATILE LIVING • POPULAR LOCATION • PARKING AND ELECTRIC CAR POINT • GARDEN • EPC RATING:- B • COUNCIL TAX BAND:- B