

Castlehill

Estate & Letting Agents

10 Beechwood Walk, Burley Park
LS4 2LZ

£219,950 Region



- Characterful end terrace
- Two bedrooms
- Lovely garden
- Very close to train station
- Ideal first home
- Attractive dining kitchen & modern bathroom



A LOVELY CHARACTERFUL ELEVATED TWO BEDROOMED END TERRACE WITH A DELIGHTFUL COURTYARD STYLE GARDEN ENJOYING A SUNNY AFTERNOON ASPECT, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, ADJACENT TO THE HARROGATE TO LEEDS TRAIN LINE, A COUPLE OF MINUTES WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS AND IN EASY WALKING DISTANCE TO HEADINGLEY, THE CRICKET GROUND AND EXTENSIVE AMENITIES.

An ideal first home, this attractive, well presented gas centrally heated and UPVC double glazed property comprises an entrance hall, a lounge with wood laminate flooring, a fantastic lower ground floor fitted dining kitchen with access to the front garden, wood laminate flooring and a useful under stairs cupboard. Upstairs, there is a good sized bedroom and a modern bathroom suite with shower over the bath and on the top floor, there is another bedroom with varnished floorboards, useful recessed eaves storage and built-in cupboards. There is currently no door to the top floor bedroom.

Externally, there is a lovely enclosed garden with established planting, a seating area and steps up to the front door and down to the kitchen.

We understand most of the kitchen white goods and breakfast bar are all available by negotiation.

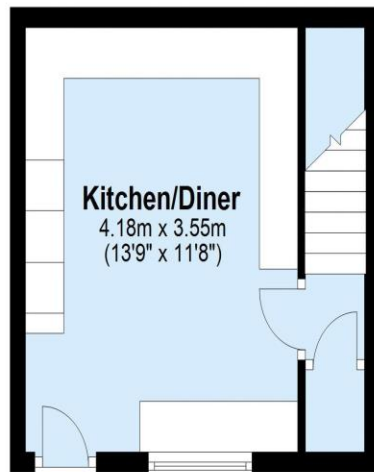
Internal viewing strongly advised!





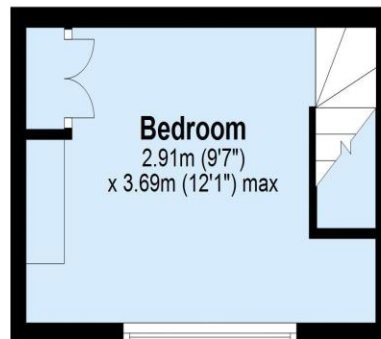
Lower Ground Floor

Approx. 18.5 sq. metres (198.9 sq. feet)



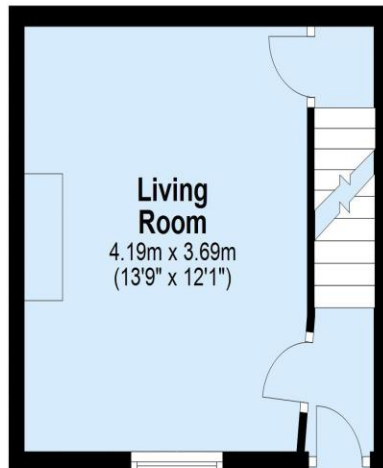
Second Floor

Approx. 13.3 sq. metres (142.8 sq. feet)



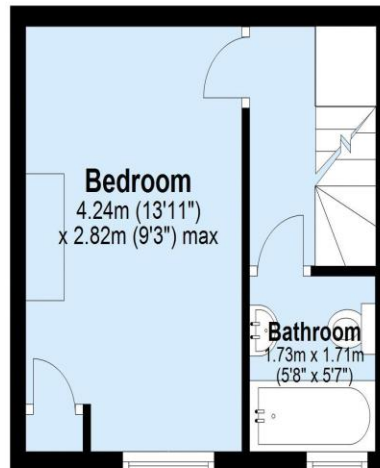
Ground Floor

Approx. 19.1 sq. metres (205.7 sq. feet)



First Floor

Approx. 19.3 sq. metres (207.7 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

A

Possession

Vacant possession on completion

Offer procedure

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

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

Viewings

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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