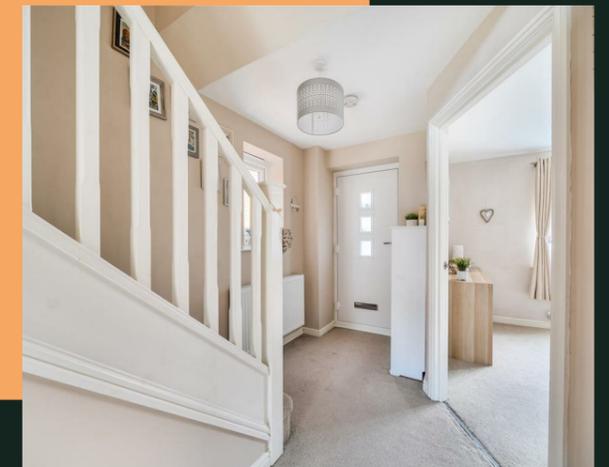


Beech Tree Avenue, LS5



PROPERTY ADDRESS
10 Beech Tree Avenue
Leeds
LS5 3BR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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The property offers far more space and practicality than many comparable homes currently available on the local market. Internally, the accommodation has been thoughtfully maintained and arranged to provide flexible and comfortable family living, while externally the home benefits from a large rear garden – ideal for entertaining, outdoor dining, or simply enjoying the privacy of the surrounding setting. The generous driveway and sizeable garage further enhance the practicality of the home, offering excellent storage and secure parking.

Perfectly positioned just moments from the Leeds–Liverpool Canal, the property enjoys access to scenic walking and cycling routes, making it ideal for those who appreciate outdoor living while still benefiting from excellent city connectivity.

Kirkstall continues to be one of Leeds' most popular residential locations, offering a fantastic balance of green spaces, amenities and transport links. The nearby A65 provides direct access into Leeds City Centre, while both Headingley and Kirkstall Forge train stations offer convenient rail connections for commuters. The area is also extremely well served by regular bus routes.

A wide selection of retail and leisure amenities can be found close by at Savins Mill Way and Kirkstall Bridge Shopping Centres, where residents will find popular retailers including Morrisons, Boots and PureGym. The nearby Kirkstall Bridge Inn is a much-loved local spot, while Cardigan Fields leisure complex offers a cinema, bowling alley, gym and a variety of restaurants and bars.

For those who enjoy the outdoors, Kirkstall Abbey and its surrounding parkland provide a beautiful historic setting for walks and recreation, while the neighbouring areas of Horsforth and Headingley offer vibrant social scenes with a fantastic choice of cafés, bars and restaurants. Headingley Stadium is also just a short distance away.

Homes of this size and setting within such a peaceful cul-de-sac are rarely available on the open market, making this a superb opportunity for families seeking space, convenience and a highly desirable Leeds location.

The current vendors, who are relocating for work, have thoroughly enjoyed their time in the property and comment:

"This home has been incredibly special to us and has brought so much joy over the past 12 years. From the moment we moved in, it has always had a peaceful, calming energy that makes it feel like a true sanctuary. It has



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been a wonderful place to raise our family, on a quiet street with a genuine sense of community and the loveliest neighbours who really look out for one another. We have loved the freedom of watching our children play safely outside and grow up in such a friendly environment, and we've made many treasured memories here – from BBQs and street gatherings with neighbours to long, sunny summer days spent relaxing and playing in the garden. The location has been perfect for us too – close to great amenities, beautiful canal walks and with easy access to the city centre, it truly offers the best of everything. We will always hold this home close to our hearts, and we hope the next owners will create just as many happy memories here as we have."

Council Tax Band - E