



32 Beechwood Terrace, Leeds, LS4 2NG

A six bedroom, two bathroom end terrace house in Burley.

Fully furnished on the ground, first and second floors, this large house is ideal for sharers, with a shared living room, kitchen and two bathrooms.

A front yard is included and the property is sold with vacant possession.

Located in popular Burley, the house also includes a front terrace area and on-street parking. The Co-op supermarket is less than 0.5 miles away and local bus routes depart from nearby Burley Road.

Please note - this property is not Article 4 compliant and cannot be rented as a HMO

£220,000

- Six Bedroom
- Two Bathroom
- Chain Free
- Four Storeys
- Popular Burley
- Front Yard
- End Terrace
- On Street Parking

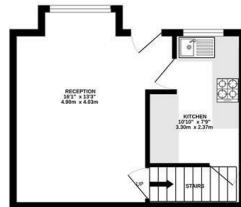
Fletcher Properties

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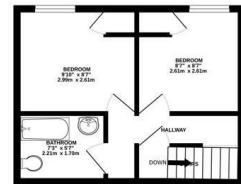
BASEMENT
213 sq.ft. (19.8 sq.m.) approx.



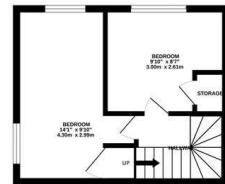
GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.1 sq.m.) approx.



2ND FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Tel: