



## 11 Beecroft Close, Leeds, LS13 3ET

A three bedroom mid-terrace house in Bramley.

Including driveway parking and a rear garden, the property contains a large front living room with wooden floor and feature fireplace. The kitchen to the rear has fitted appliances, rear garden access and a breakfast bar dining area.

Upstairs, the master bedroom has a full-length fitted wardrobe. A second bedroom is also a double, with a third single room or study. The modern house bathroom contains a large shower.

To the rear, the back garden is has stone paving and benefits from a modern wooden Summer House.

- Chain Free
- Mid Terrace
- Modern Kitchen
- Rear Garden
- Summer House
- Driveway Parking
- Secure Private Garage

**£200,000**

| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Tel: