

HUNTERS®

HERE TO GET *you* THERE



Copper Beech Court

Lawnswood, Leeds, LS16 6FW

Asking Price £245,000



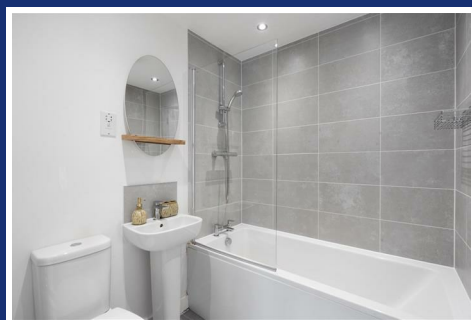
Council Tax: B



3 Copper Beech Court

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Entrance Hall

9'6" (max) - 6'3" (max) (2.90m (max) - 1.91m (max))
Radiator and stairs to the upper level.

Store Room

3'6" (max) - 1'9" (max) (1.07m (max) - 0.53m (max))
Housing the boiler.

Bedroom Two

15'3" (max) - 9'0" (max) (4.65m (max) - 2.74m (max))
Radiator and air conditioning unit.

Shower Room

8'0" (max) - 5'9" (max) (2.44m (max) - 1.75m (max))
Tiled floor and half tiled walls, shower cubicle with glass enclosure, wash hand basin and w/c.

Utility Cupboard

4'3" (max) - 3'0" (max) (1.30m (max) - 0.91m (max))
With plumbing for a washing machine.

First Floor

Kitchen Living Dining Room

15'3" (max) - 15'3" (max) (4.65m (max) - 4.65m (max))

Kitchen Area

Stainless steel sink with drainer, fan oven, hob with extractor over, under counter fridge, under counter freezer and a range of wall and base units.

Living Dining Area

Juliet style balcony, radiator and stairs to the lower level.

Stairs to 2nd Floor

7'0" (max) - 5'9" (max) (2.13m (max) - 1.75m (max))

Master Bedroom

15'3" (max) - 15'3" (max) (4.65m (max) - 4.65m (max))

Built in wardrobes, air conditioning unit, radiator and stairs to the lower level.

Bathroom

6'6" (max) - 6'0" (max) (1.98m (max) - 1.83m (max))
Tiled floor and half tiled walls, panel bath, wash hand basin and w/c.

Parking

Parking for two vehicles.

Gardens

Grassed lawns and walkway to the front door.

IDEAL FOR FIRST TIME BUYERS - GREAT BUY TO LET INVESTOR OPPORTUNITY – TWO BEDROOM QUARTER HOUSE - TWO BATHROOMS – AIR CONDITIONING AS WELL AS GAS CENTRAL HEATING - GARDENS TO THE FRONT AND SIDE - TWO ALLOCATED PARKING SPACES - LAWNSWOOD - NEW BUILD STRATA ESTATE - NHBC WARRANTY REMAINING

An excellent opportunity for a first time buyer or buy to let investor, this two bedroom quarter house is part of a Strata new build development and still has NHBC warranty remaining. There are gardens to the front and side as well as two parking spaces, externally. Internally, it briefly comprises; entrance hall, store room, shower room, utility cupboard and double bedroom on the ground floor. On the first floor there is an open plan kitchen living dining room and stairs to the second floor. On the second floor, is the master bedroom and an ensuite bathroom. Energy Rating - TBC



Road Map



Hybrid Map



Terrain Map



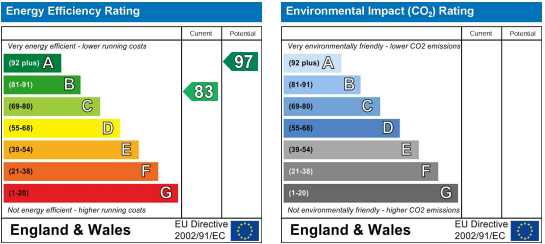
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.