

# HUNTERS®

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## Beecroft Crescent

Leeds, LS13 3ES

£199,950



Council Tax: C



# 23 Beecroft Crescent

Leeds, LS13 3ES

£199,950



- Charming semi-detached bungalow
- Two spacious double bedrooms
- Sought-after location
- Recently updated kitchen
- Modern bathroom with wet room
- Detached garage with concrete drive
- Part paved rear garden
- PVC double glazing
- Gas central heating

I am delighted to present this charming semi-detached bungalow, currently available for sale. The property is in good condition and is ideally located in a sought-after area. It boasts convenient access to public transport links, local amenities, nearby parks, and a variety of walking and cycling routes. This property would be an excellent choice for first-time buyers or couples/single buyers.

The bungalow offers a well-proportioned layout with a generous sized RECEPTION room, two spacious DOUBLE sized bedrooms featuring built-in wardrobes, one modern wet-room, and a recently updated kitchen. The reception room is a welcoming space, characterised by a stone fireplace, a dining area, and a laminated wood floor.

The structured, modern kitchen is designed with practicality in mind. It is fitted with modern storage units, an integrated double oven and offers space for a washer and fridge freezer.

The bathroom features a heated towel rail, wet room facilities, tiled walls and benefits from LED lighting, adding a touch of luxury.

One of the unique features of this property is the concrete drive leading to a DETACHED GARAGE, offering additional storage or parking space. The property also boasts a part paved rear garden, beautifully adorned with shrub and flower borders, providing a serene environment for outdoor relaxation.

Further enhancing the appeal of this home is the PVC double glazing and gas central heating, providing excellent thermal efficiency.

In conclusion, this bungalow combines location convenience with comfortable living spaces, making it a fantastic purchase opportunity.

The popular area of Bramley centres around Bramley Town Street and the excellent shopping centre which has a good variety of shops and public facilities, public houses, the park and Bramley swimming baths. Bramley is also well located for commuting to Leeds and Bradford and the motorway network via train and road links. There are also frequent bus services from Bramley to neighbouring areas accessing pleasant walks to the canal and nature reserve at Rodley.

## ENTRANCE HALL

## LIVING ROOM

18'5" x 12'7" (5.62 x 3.85)

## KITCHEN

11'0" x 8'9" (3.36 x 2.67)

## BEDROOM ONE

12'7" x 11'0" (3.85 x 3.36)

## BEDROOM TWO

10'8" x 7'10" (3.26 x 2.40)

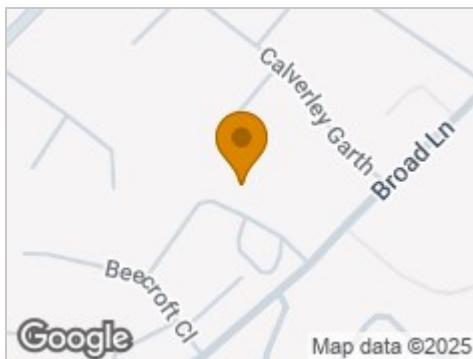
## BATHROOM

6'3" x 5'8" (1.91 x 1.75)

## GARAGE



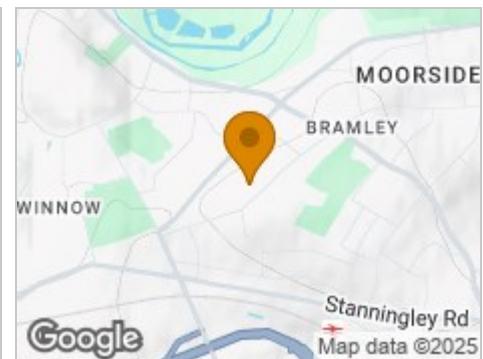
## Road Map



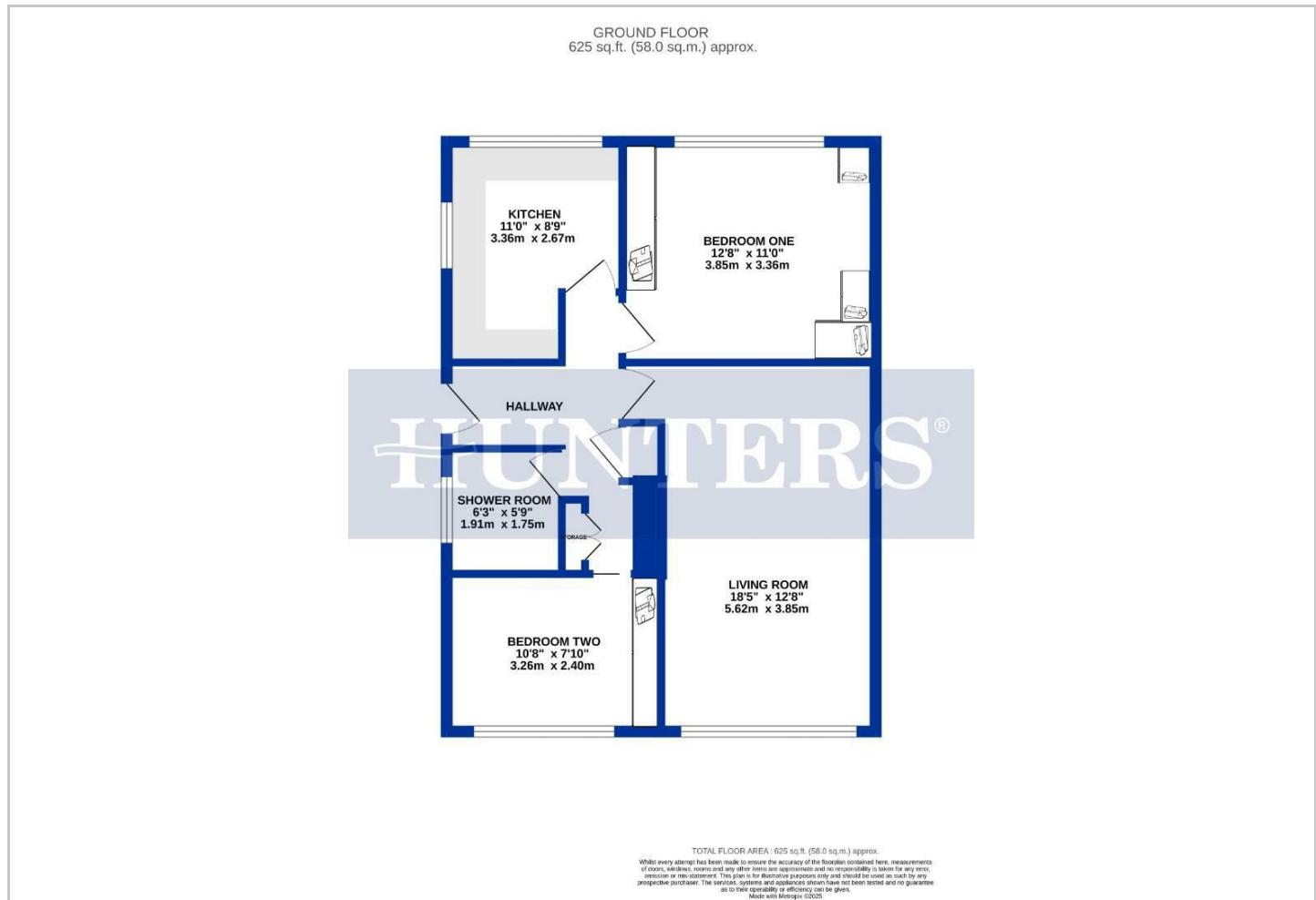
## Hybrid Map



## Terrain Map



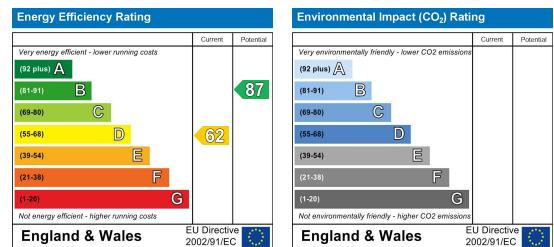
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 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.