Stoneacre Properties









Birchfields Rise, Leeds, LS14 2HU

£215,000

This well-presented end-terraced house with parking for two cars offers a delightful living experience that is ideal for first time buyers. With two spacious bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. Upon entering, you are greeted by a welcoming entrance area that leads into a bright and airy lounge. This space is not only perfect for relaxation but also accommodates a dining table, making it ideal for entertaining guests or enjoying family meals. The kitchen is conveniently located, providing a functional area for culinary pursuits. The two bedrooms are thoughtfully designed, offering ample space for rest. The bathroom is well-appointed, ensuring convenience for daily routines. Additionally, there is a charming area to the side of the house that could provide space to extend subject to the relevant planning consents. Currently it includes a summer house equipped with power and lights. This versatile space can be transformed into a home office/workshop, perfect for enjoying the outdoors in comfort. The rear garden is south facing and is a great private sun trap perfect for entertaining/relaxing a lovely outdoor space. In summary, this modern town house on Birchfields Rise presents a wonderful opportunity for those seeking a well-maintained home in a desirable location. With its inviting interiors, practical features, and lovely outdoor spaces, it is sure to appeal to a variety of buyers.

ENTRANCE
Door to the side elevation. Stairs leading to the first floor landing.

LOUNGE/DINER




Double glazed window to the rear elevation. Central heating radiator. Space for dining table and chairs.

KITCHEN





Range of wall and base units. Space for fridge/freezer. Plumbing for washing machine. Sink and drainer. Double glazed window to the front elevation. Door leading to the rear garden.

FIRST FLOOR LANDING
Loft access. Storage cupboard.

BEDROOM ONE





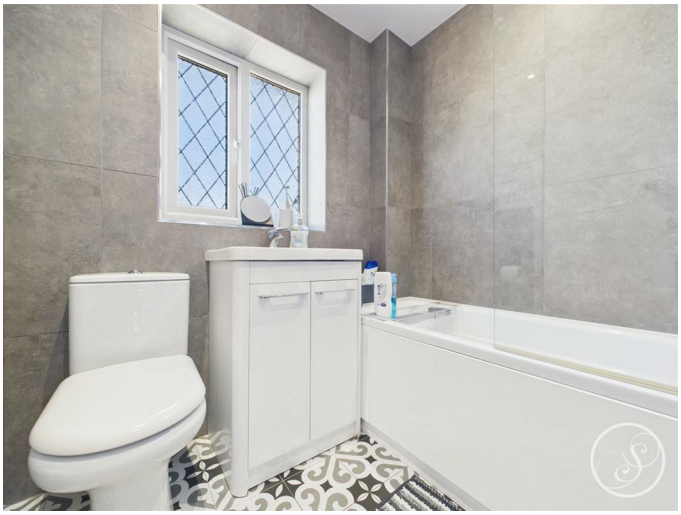
Double glazed window to the rear elevation. Central heating radiator.

BEDROOM TWO



Double glazed window to the rear elevation. Central heating radiator.

BATHROOM



Double glazed frosted window to the front elevation. Low flush w.c. Was hand basin. Heated towel rail.

EXTERNAL







Patio area to the rear elevation.

SUMMER HOUSE

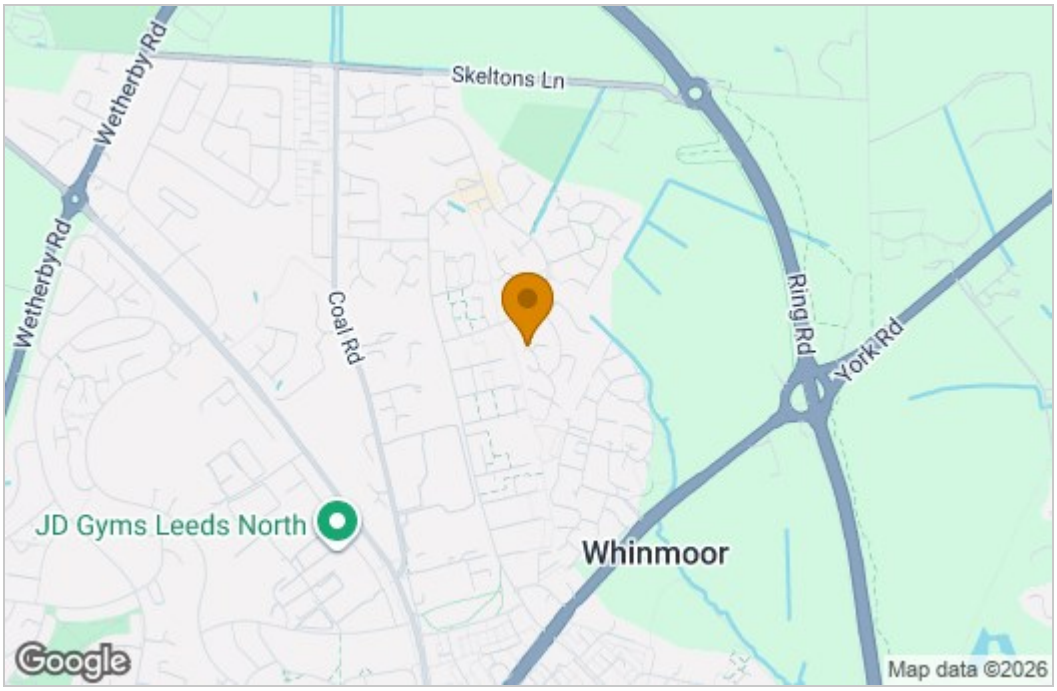



Power and lights.

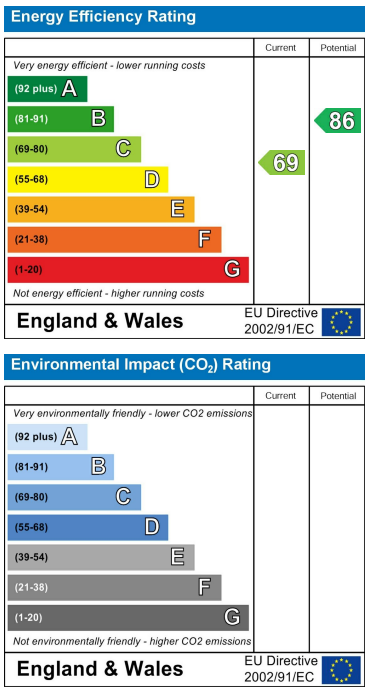
Floor Plan



Area Map



Energy Efficiency Graph



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