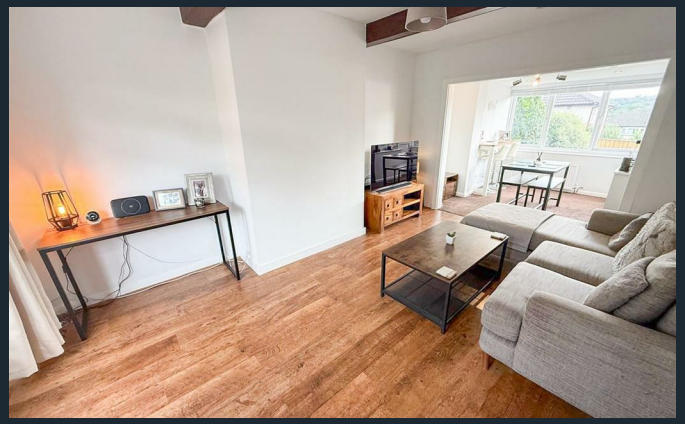
CORNERSTONE

92 Burley Wood Crescent, Kirkstall, Leeds, LS4 2QL



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92 Burley Wood Crescent
Guide Price £240,000

Introduction

The first viewings are being carried out on Saturday 25th July 2026.

Cornerstone are delighted to offer for sale this attractive three-bedroom semi-detached home, positioned in a popular and well-connected part of Kirkstall.

The property offers spacious and versatile accommodation arranged over two floors, with a welcoming open plan sitting room with a dining room overlooking the rear garden, a separate kitchen, three bedrooms, a modern, stylish bathroom and established gardens to both the front and rear.

This home enjoys an elevated position with lovely views across the surrounding greenery, while its location places Leeds city centre, Headingley, Burley and Kirkstall's excellent amenities within easy reach.

Location

Kirkstall and neighboring Burley have become increasingly popular with buyers looking for the convenience of city living without giving up access to greenery and outdoor space.

The area offers a brilliant mix of established residential streets, historic landmarks, local parks, shops, restaurants, leisure facilities and excellent transport connections. Burley Park provides tennis courts, a basketball court, bowling green and children's play facilities, while Kirkstall Abbey is set within attractive parkland beside the River Aire and is one of the most complete medieval Cistercian abbeys in Britain.

Cardigan Fields Leisure Park is also close by, offering a Vue cinema, bowling, family entertainment, a gym and a choice of places to eat and drink. Further shopping and everyday amenities can be found along Kirkstall Road and at Kirkstall Bridge Retail Parks.

The location is particularly convenient for commuters. Burley Park railway station offers direct services into Leeds, with the journey taking approximately eight minutes on average. Regular bus services and the nearby A65 Kirkstall Road provide further links into the city centre and across the wider Leeds area. Leeds city centre is also easily accessible by bike if you would so desire.

Leeds City Centre

Leeds continues to attract professionals & families thanks to its strong economy, four major universities and important financial, legal, healthcare and creative sectors.

The city centre combines major shopping destinations and beautiful Victorian arcades with an excellent independent food scene, theatres, music venues, museums, galleries, professional sport and a busy calendar of festivals and events. Its compact centre means many of its principal attractions, offices, shops and restaurants are within a comfortable walk of Leeds railway station.

The Home

This home is approached through a mature and established front garden, with planted borders, shrubs and a pathway leading to the entrance door.

The front door opens into a bright hallway with a staircase rising to the first floor. The hall provides access to the kitchen and the main living accommodation comprising an open plan sitting and dining room.

The kitchen is fitted with a range of wooden wall and base units, contrasting work surfaces, a stainless-steel sink, an integrated oven and a gas hob. There is space for a free standing fridge freezer, space for a dish washer and space for a washing machine. Two windows allow plenty of natural light into the kitchen.

The sitting room is a generously proportioned reception space with attractive wood effect flooring and exposed ceiling beams. There is ample room for a large sofa and additional freestanding furniture, making this a comfortable room for relaxing and entertaining.

A broad opening connects the sitting room to the dining room, creating a sociable flow between the two spaces while retaining clearly defined living and dining areas. The dining room enjoys plenty of natural light from the surrounding windows and includes a door leading outside into the rear garden.

The First Floor

The first-floor landing provides access to three bedrooms and the house bathroom.

The principal bedroom is a well-proportioned double room with space for a large bed, wardrobes and additional bedroom furniture with a lovely double glazed bay window to the front elevation.

The second bedroom is another comfortable bedroom and enjoys a particularly pleasant outlook across the rooftops towards the surrounding greenery. The second bedroom has a loft hatch in the ceiling which opens to give access to a full boarded loft space.

The third bedroom provides useful flexibility and is currently arranged as a utility/store room. It could equally serve as a child's bedroom, nursery, dressing room or dedicated study.

The bathroom has been modernised and includes a bath with a rainfall shower above, a contemporary glass shower screen, a wash basin with vanity storage and a heated towel rail. Dark fittings complement the light walls and wood-effect flooring.

Gardens

The property benefits from gardens to both the front and rear.

The front garden is mature and well established, helping to provide privacy from the road and creating an attractive approach to the house.

To the rear is an enclosed garden which is south west facing comprising a lawn, planted borders, established shrubs and a paved seating areas. It offers space for outdoor dining, barbecues and entertaining while remaining manageable for buyers wanting a garden without excessive maintenance.

In Summary

92 Burley Wood Crescent is a spacious and versatile three-bedroom home in a location that successfully combines greenery, local amenities and easy access to Leeds city centre.

With a large reception areas, three useful bedrooms, a modern bathroom, established gardens and lovely views, the property should appeal to first-time buyers, couples, professionals, families and anyone looking for a well connected home in this increasingly popular part of Leeds.

The Vendors Position

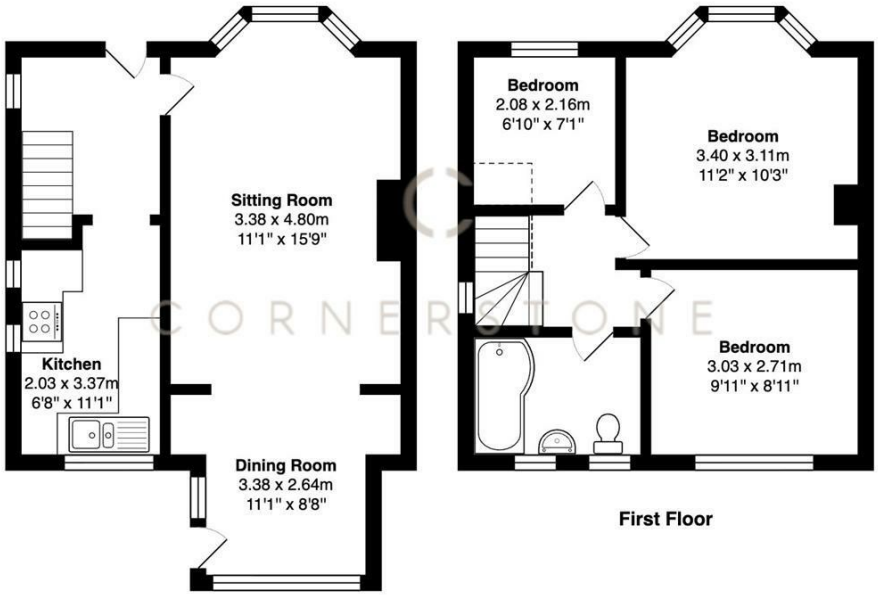
The vendor is relocating and has confirmed they will move into rented accommodation. In essence the property is sold with no onward chain.

Important Information

TENURE - Freehold

Council Tax Band B.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including any giftor) will be required to provide: Proof of identity,



Total Area: 71.1 m² ... 765 ft²

All measurements are approximate and for display purposes only

Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftor(s). A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

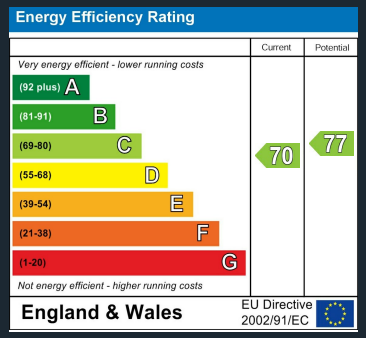
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

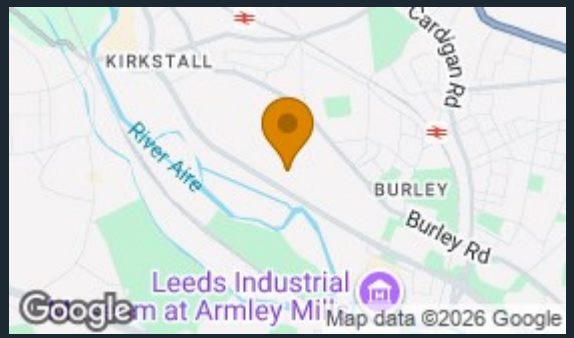
Local Authority

Leeds City Council

Council Tax Band

B





The Property Ombudsman

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