CORNERSTONE

3 Beechwood Avenue, Burley, Leeds, LS4 2NA

1 x | 3 x | 1 x | 1 x | D EPC

CANDY
Smart
Best Buy
Which?

3 Beechwood Avenue
£199,950

A spacious 3-Bedroom Property Over Four Floors | Investment Opportunity or Family Home | No Onward Chain.

A generously sized and versatile three-bedroom property arranged over four floors, located in the highly popular Burley area of Leeds. This property offers excellent flexibility, making it suitable both as a strong investment asset and as a comfortable residential home.

Property Overview

Ground Floor
This well-laid-out home provides accommodation across four levels, offering privacy, space, and adaptability throughout. The ground floor features a bedroom with its own private entrance and a separate WC, adding a practical and independent living element to the layout.

First Floor
The main entrance is located on this floor, accessed via steps leading up to the property. Here you will find the main living space and an equipped kitchen, which includes a washer/dryer , cooker, and fridge freezer—all of which are included within the sale. From the kitchen, there are steps leading down to the ground floor bedroom.

Second Floor
The second floor comprises a double bedroom and the family bathroom. The bathroom includes a shower over bath, WC, and sink, providing a practical and well-appointed space for everyday use.

Top Floor
Stairs lead to the top floor attic room, which is a generously sized additional space. This room benefits from two Velux windows, allowing for plenty of natural light and creating a bright and usable living area.

Location – Burley, Leeds

Situated in a highly sought-after residential and rental area, the property benefits from excellent access to Leeds City Centre, Universities, transport links, and a wide range of local amenities. Burley remains a popular choice for both professionals and families due to its convenience and strong community feel.

Tenancy & Investment History

The vendors confirm there is an established letting history exceeding 15 years, demonstrating consistent and reliable rental demand over a long period. This strong track record highlights the property's continued appeal within the local rental market.

A Versatile Opportunity

Beyond its investment credentials, the property also presents an excellent opportunity as a family home. The flexible four-floor layout provides generous living space, separation where needed, and a practical configuration that suits modern living.

Important Information
TENURE - FREEHOLD.

The property has annually inspected hard-wired smoke alarms, a valid annual Gas Safety Certificate, and a dated Electrical Installation

ndition Report (EICR).

uncil Tax Band -

Onward Chain.

In accordance (as
nended), estate in a
operty transact be
quired to provid ring
ML) checks on a t of
ese checks. W and
cumentation w ons.
requested doc the
ability to contin

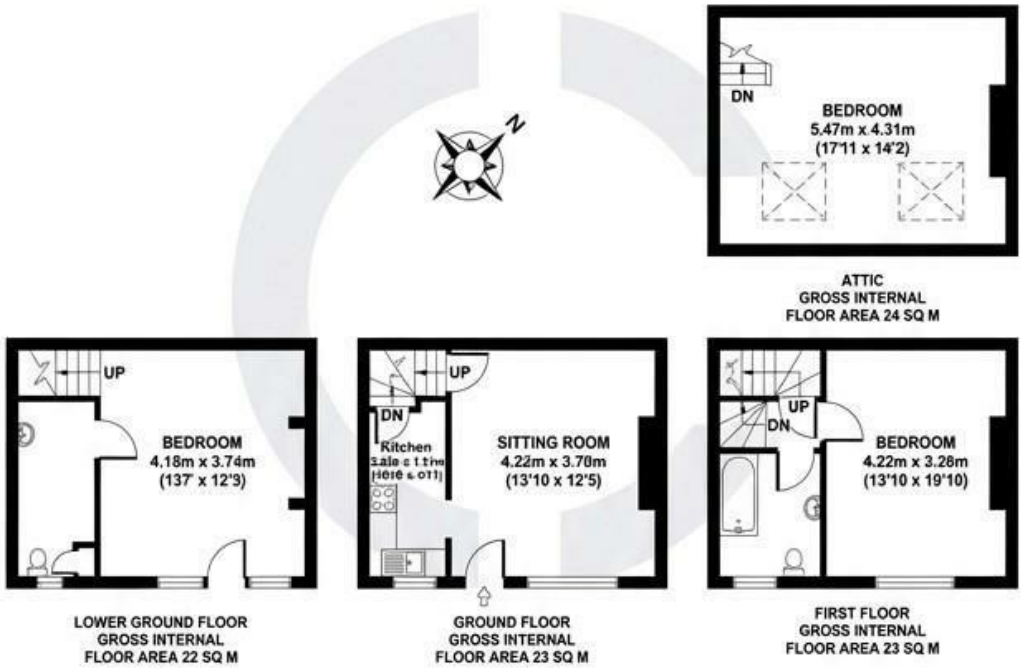
ease note: Whe ally
quired to make

We endeavour e is
y aspect of our bly
n.

Measurements

Services: Please

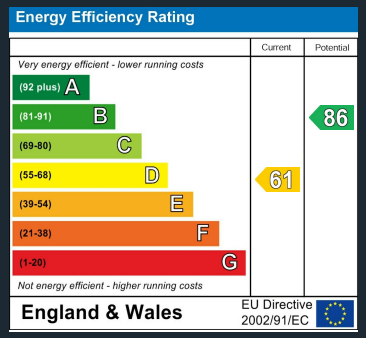
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters
ferred to in the A
rnerstone Sales ut
s property.



BEECHWOOD AVENUE, LEEDS, LS4 2NA - Represented by CORNERSTONE

Local Authority
Leeds City Council

Council Tax Band
A



The Property Ombudsman

Cornerstone Lettings
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact

0113 2745360

office@cornerstoneleeds.co.uk

www.cornerstoneleeds.co.uk