



CORNERSTONE

# 3 Beechwood Avenue, Burley, Leeds, LS4 2NA











# 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



Condition Report (EICR).

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Onward Chain

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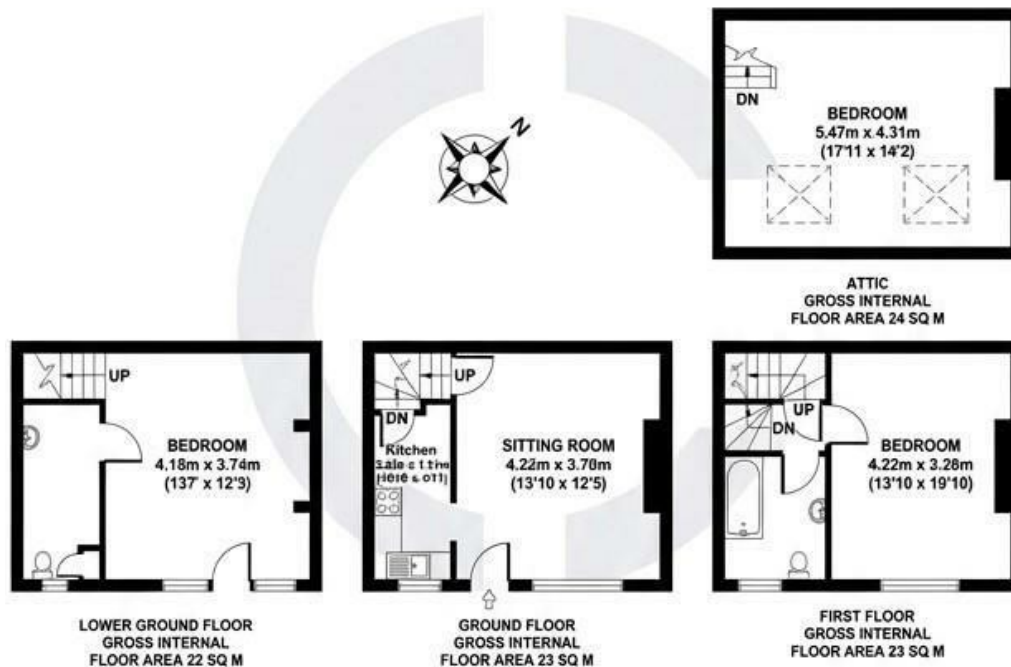
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Measurements

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  
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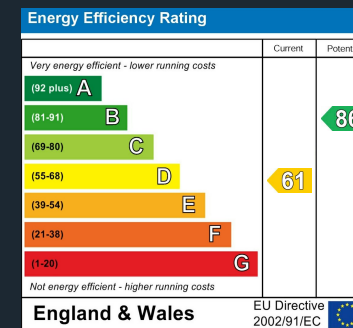




BEECHWOOD AVENUE, LEEDS, LS4 2NA - Represented by CORNERSTONE

Local Authority  
Leeds City Council

Council Tax Band  
A







Cornerstone Lettings  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ



Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)