whitegates









Birkdale Drive, Leeds, LS17

2 1 1 EPC C

Asking Price: £295,000

Freehold



Birkdale Drive, Leeds, LS17 7RU

2 bedrooms
1 bathrooms
1 reception rooms

Asking Price: £295,000

- 2 Bedroom Semi Detached
- Lounge, Kitchen & Conservatory
- White Goods Included
- 3 Piece Bathroom Suite
- Lawned Garden to Rear
- Driveway
- Popular Location
- Council Tax Band C
- Available to Let Mid February

Council Tax Band: C

Whitegates is delighted to present this well-maintained two-bedroom semi-detached house, ideally situated in the sought-after LS17 area of Leeds. Offering comfortable and practical living accommodation throughout, this property is perfectly suited to first-time buyers, families and investors alike.

Upon entering, the ground floor offers a well-proportioned reception room, providing a comfortable space for relaxing and entertaining. The fitted kitchen provides a practical and functional area suited to everyday living and leads through to a conservatory, offering additional versatile living space. From here, there is direct access to the rear garden, creating a natural flow between the indoor and outdoor areas.

Upstairs, the property comprises two well-proportioned bedrooms, with one benefiting from fitted wardrobes providing useful built-in storage. The layout is completed by a family bathroom featuring a freestanding bath and heated towel rail, creating a stylish and practical space.

Externally, the property benefits from a rear garden, providing valuable outdoor space for relaxing and entertaining. To the front, a driveway provides convenient off-street parking.







With an EPC rating of C and Council Tax Band C, this home offers energy efficiency and practicality for prospective buyers.

The property is well positioned for access to an excellent range of local amenities, with Moortown Corner and Street Lane offering supermarkets, shops, cafés, restaurants and everyday services. Further shopping and leisure facilities are also easily accessible across North Leeds.

For those who enjoy outdoor and recreational activities, Moortown Rugby Club and Moortown Golf Club are both within easy reach, while nearby Eccup Reservoir offers picturesque walking routes and opportunities to enjoy the surrounding countryside. The area also benefits from access to well-regarded local schools, further enhancing its appeal for families.

Leeds City Centre is easily accessible via regular bus services, while convenient road links via the A61 and Leeds Outer Ring Road provide straightforward access across the wider city and surrounding areas. Leeds Railway Station offers onward connections to destinations including York, Harrogate, Manchester and London.

An excellent opportunity to acquire a well-located home in a highly sought-after area of North Leeds. Early viewing is highly recommended. Please contact us today to arrange your viewing.

Entrance Hall

With entrance door and double glazed port window to front.

Lounge

12'9" x 17'3" (3.89m x 5.26m)

To the front of the property with double glazed window, sunken spotlights to ceiling, stairs to first floor and radiator.

Conservatory

10'7" x 7'8" (3.23m x 2.34m)

With double glazed windows, double glazed door leading to rear garden and electric wall heater.

Kitchen

12'9" x 9'11" (3.89m x 3.02m)

With a range of base and wall units, gas cooker point with extractor hood over, single drainer sink unit with mixer tap over, part tiled walls, plumbed for washing machine, double glazed window, double glazed patio door and stable door leading to conservatory.

Landing

Access to roof space

Bedroom One

12'9" x 9'6" (3.89m x 2.9m)

with double glazed window to the front and radiator.

Bedroom Two

12'9" x 9'3" (3.89m x 2.82m)

A second double bedroom to the rear of the property with fitted wardrobes, double glazed window and radiator.

Bathroom

Having a three piece suite comprising of rolltop bath with shower over, wash hand basin, low level flush WC, fully tiled walls, double glazed window to side and built in cupboard housing boiler.

Externally

To the front of the property is a driveway providing ample off street parking and a flower and shrub border.

To the rear of the property is a lawned garden with flower and shrub border.

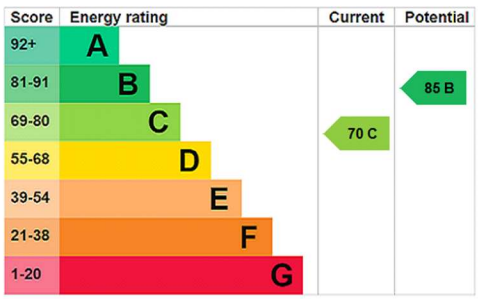
Council Tax Band

The property is in council tax band C










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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.