



Maple Terrace, Yeadon Leeds LS19 7HL

welcome to

Maple Terrace, Yeadon Leeds

A three bedroom double fronted one of a kind detached home OVERLOOKING NUNROYD PARK in a beautiful location offering a modern kitchen/diner, three double bedrooms and a SPACIOUS versatile living accommodation. Viewing is needed to appreciate this amazing property!



Entrance Porch

Enter from the front through a timber and glazed door providing space for coats and shoes.

Entrance Hall

Moving through from the porch in to the main hallway with a radiator and stairs leading to the first floor.

Day Room/ Bedroom Three

11' 10" x 9' 11" Including wardrobes (3.61m x 3.02m Including wardrobes)

Located on the ground floor to the front elevation is this versatile room which could be used as a day room or bedroom depending on the buyers needs, with useful fitted and built in wardrobes and storage, radiator and a uPVC double glazed window.

Dining Room

11' 3" x 10' (3.43m x 3.05m)

A separate dining room with fitted storage and display units, radiator, feature coving and a uPVC double glazed window to the rear boasting views across Nunroyd Park. A great room perfect for formal dining for multiple guests or quite easily used as an additional bedroom, or offering good scope to knock through to the kitchen.

Kitchen/ Diner

16' 5" x 12' 4" (5.00m x 3.76m)

A great size kitchen/diner having a range of wall and base units with work surfaces over incorporating a one and half bowl sink and drainer with a tiled splashback, integrated appliances including double electric Bosch oven, electric hob with modern stainless steel circular extractor hood above and Bosch dishwasher. Space for an American style fridge freezer, breakfast bar with integrated wine rack, ceiling spotlights, vinyl flooring, boiler, telephone point, uPVC double glazed stable door to the side with a fitted blind and dual aspect uPVC double glazed windows to the side and rear overlooking nunroyd park and letting in lots of natural light.

Shower Room

Located on the ground floor, part tiled and comprising of a shower cubicle, wc, wash hand basin set in a vanity unit, built in understairs storage, heated towel rail, ceiling spotlights, coving, extractor fan and a uPVC double glazed window to the side.

Bedroom Two

16' 1" x 9' 2" Including wardrobes (4.90m x 2.79m Including wardrobes)

Located on the ground floor to the front elevation, a spacious double bedroom with fitted wardrobes, radiator and a uPVC double glazed window.

Landing

The stairs rise from the hallway up the twist and turn staircase to the landing with a wood and glass balustrade and having a feature stained glass window to the side, access to all first floor rooms and a loft.

Lounge

24' 4" x 16' 7" Into recess (7.42m x 5.05m Into recess)

A light and spacious room located on the first floor making the most of the views across Nunroyd park having a central electric fire with marble back and hearth and timber surround, quirky built in bar, two radiators, feature portal side window and two uPVC double glazed windows to the rear boasting park views.

Bedroom One

15' x 11' 10" Plus wardrobes (4.57m x 3.61m Plus wardrobes)

A great size double bedroom positioned to the front elevation with two built in wardrobes, dresser and storage, radiator and a uPVC double glazed window.

Shower Room

A modern, larger than average shower room, part tiled and located on the first floor, comprising of a shower cubicle, wc and wash hand basin set in a vanity unit with complimentary surfaces over, heated towel rail, ceiling spotlights, extractor fan, shaver point and a uPVC double glazed window to the front.

Outside

The front of the property is fully paved for off street parking. To the rear there is a small paved area with shared gated access directly onto Nunroyd park with a stunning aspect, raised beds, outside tap and access to the front down both sides.



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welcome to

Maple Terrace, Yeadon Leeds

- ****REDUCED FROM £425,000****
- Spacious & Versatile Living Accommodation
- Beautiful Location Overlooking Nunroyd Park
- Modern Kitchen/Diner
- Three Double Bedrooms

Tenure: Freehold EPC Rating: C

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA105972 - 0011

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