



**Harrogate Road, Yeadon Leeds LS19 6AH**



**welcome to**

**Harrogate Road, Yeadon Leeds**

Offered with no onward chain this four bedroom, extended semi-detached home offers spacious living accommodation and benefits from a gated driveway. This is a great property which is conveniently located for the local amenities that Yeadon has to offer and has a detached garage and good size garden.



## Entrance Hall

Enter from the front through a uPVC double glazed door having laminate wood flooring, radiator and a window to the side.

## Study

6' 9" x 6' 6" ( 2.06m x 1.98m )

A great room to have, with more and more people working from home in these modern times with a radiator and a uPVC double glazed window to the side.

## Lounge

13' 8" x 11' 1" Into bay and recess ( 4.17m x 3.38m Into bay and recess )

A good size lounge with a radiator, neutral carpet, feature coving and a uPVC double glazed bay window to the front.

## Reception Room

12' 9" x 10' 10" ( 3.89m x 3.30m )

A great second reception room being open plan with the dining room and having a feature fireplace set on a black granite hearth with timber surround making a lovely focal point, radiator and wood flooring.

## Dining Room

9' 2" x 8' 6" ( 2.79m x 2.59m )

Open plan with the kitchen, the wood flooring follows through from the reception room and having a radiator and French doors leading out to the garden.

## Kitchen

15' 1" x 8' 6" Into recess ( 4.60m x 2.59m Into recess )

Open plan with the dining room, the kitchen has a range of wall and base units with work surfaces over incorporating a sink and drainer with tiling to splash areas, plumbing for a washing machine space for a full height fridge freezer, dishwasher and range oven set into the recess, boiler housed in a cupboard, radiator, ceiling spotlights, wood flooring continuing through from the dining room and two large uPVC double glazed windows to the rear keeping the room light and airy.

## Shower Room

Located on the ground floor with a shower cubicle, wall mounted sink, wc, chrome heated towel rail, tiling to the floor and splash areas.

## Landing

The stairs rise up from the hallway with a uPVC double glazed window to the side, doors to three bedrooms, bathroom and stairs leading up to the master suite.

## Bedroom Two

13' 10" x 11' 1" Into wardrobes ( 4.22m x 3.38m Into wardrobes )

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

## Bedroom Three

11' x 11' Into wardrobes ( 3.35m x 3.35m Into wardrobes )

A further good size double bedroom positioned to the rear elevation with built in wardrobes and dresser, radiator and a uPVC double glazed window.

## Bedroom Four

7' 2" x 6' 11" ( 2.18m x 2.11m )

Positioned to the front elevation with space for free standing furniture, radiator and a uPVC double glazed window.

## Bathroom

With tiling to the floor and splash areas and comprising of a tiled bath with shower over, wall mounted wash hand basin, wc, heated chrome towel rail and a uPVC double glazed window to the rear.

## Master Suite

18' x 15' 5" Into recess and ltd headheight ( 5.49m x 4.70m Into recess and ltd headheight )

Located on the second floor, a spacious double bedroom with built in wardrobes and desk, ceiling spotlights and a uPVC double glazed window to the rear.

## En Suite

Accessed from the master suite and with tiling to the floor and splash areas, comprising of a P shaped Jacuzzi bath into the eaves, wall mounted sink, wc, heated chrome towel rail and a uPVC double glazed window to the rear.

## Outside

To the front of the property there is a lawned area with a pathway leading to the front door and down the side of the house with hedge borders. To the rear there is a gated driveway with parking space for multiple vehicles leading to a detached garage. Beyond the garage there is a good size garden mainly laid to lawn with hedge and fence borders and having a storage shed.



**view this property online** [williamhbrown.co.uk/Property/YEA105152](http://williamhbrown.co.uk/Property/YEA105152)



welcome to

## Harrogate Road, Yeadon Leeds

- Extended Four Bedroom Semi Detached
- No Onward Chain
- Open Plan Modern Kitchen/Diner
- Multiple Reception Rooms
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: D

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YEA105152](http://williamhbrown.co.uk/Property/YEA105152)



Property Ref:  
YEA105152 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



[williamhbrown.co.uk](http://williamhbrown.co.uk)