



Rufford Avenue, Yeadon Leeds LS19 7QR

welcome to

Rufford Avenue, Yeadon Leeds

A three double bedroom semi detached house arranged over three floors, beautifully presented throughout with versatile living accommodation. Fully refurbished by the current owner to a high standard and In a desirable residential location and close to well regarded schools.



Entrance Hall

Enter from the side into the hallway with laminate flooring and stairs leading up to the first floor. The hallway leads straight into the kitchen.

Lounge

16' 8" x 14' 7" (5.08m x 4.45m)

A spacious lounge, beautifully presented, having a log burner set into the fireplace and space for the TV above, a lovely central focal point in the room. There are built in cupboards and shelving into the recesses, radiator and a uPVC triple glazed bay window to the front keeping the room bright and airy.

Kitchen

16' 7" x 16' 5" (5.05m x 5.00m)

A beautifully presented modern kitchen, the real hub of this family home having a range of wall and base units with complimentary work surfaces over. Integrated appliances include a double electric oven, Bosch microwave oven, hidden behind doors are the dishwasher and fridge freezer giving a sleek finish. A central island makes a fabulous focal point in the room providing space for casual dining, incorporating the sink, drainer and induction hob. There are also extra cupboards beneath and space for a wine fridge. There is a storage cupboard which houses the boiler, doors to the rear and side, two radiators, laminate flooring, alarm panel, heating controls and a uPVC triple glazed window to the side. At the top of the stairs leading to the cellar there are some further wall and base units and plumbing for a washing machine.

Lower Ground Sitting Room

16' 7" x 14' 9" (5.05m x 4.50m)

With stairs leading down from the kitchen to the lower ground where there are wall and base units, work surfaces over, space for a dryer and storage cupboards at the bottom. This is a great room, creating extra living accommodation. Currently being used as a sitting room but could be a bedroom or home office depending on buyers needs. Also benefiting from having a radiator, ceiling spotlights, engineered wood flooring, a door to a toilet and a

door leading out to the garden.

Wc

A useful second toilet located on the lower ground floor with a Saniflo toilet, wash hand basin set in a vanity unit, extractor fan, wood flooring and tiled walls.

Landing

The stairs rise from the hallway having lights on the risers leading up to the landing with laminate flooring, doors to three double bedrooms, bathroom and access to the half boarded loft with a pull down ladder and light.

Bedroom One

12' x 11' 6" (3.66m x 3.51m)

A double bedroom positioned to the front elevation with fitted wardrobes, laminate flooring, radiator and a triple glazed window. There is access to an en suite bathroom.

En Suite

Accessed from bedroom one and comprising of a large shower cubicle, wc, wash hand basin set in a vanity unit, heated towel rail, laminate flooring, ceiling spotlights and an extractor fan.

Bedroom Two

11' 11" x 10' 6" (3.63m x 3.20m)

A double bedroom positioned to the rear elevation with fitted wardrobes, TV aerial point, laminate flooring, radiator and a triple glazed window to the side.

Bedroom Three

10' 6" x 9' (3.20m x 2.74m)

A double bedroom positioned to the side elevation with fitted wardrobes, TV aerial point, ceiling spotlights, radiator, laminate flooring and a triple glazed window.

Bathroom

A beautifully presented modern four piece bathroom with marble effect panels to splash areas and

comprising of a panel bath, shower cubicle, wc and pedestal wash hand basin. The bathroom also benefits from underfloor heating, heated towel rail, ceiling spotlights and a triple glazed window to the rear.

Outside

To the front of the property there is a well manicured lawn with hedge and fenced borders keeping it private and a driveway to the side provides off street parking for multiple vehicles. To the rear of the property there is a decked seating area kept private with hedge and wall borders, and a useful storage shed.



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welcome to

Rufford Avenue, Yeadon Leeds

- Three Bedroom Semi Detached House
- Beautifully Presented Throughout
- Versatile Living Accommodation
- Front & Rear Gardens & Off Street Parking
- Modern Kitchen & Bathroom

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106383 - 0010

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