



Grange Avenue, Yeadon Leeds LS19 7AQ

welcome to

Grange Avenue, Yeadon Leeds

A two double bedroom end terrace house with well proportioned rooms and private garden. In need of a modest update but still providing ready to move into accommodation and offered with no onward chain.



Entrance Hall

Enter from the front into the hallway with carpet flooring, radiator and stairs leading to the first floor.

Lounge

15' 10" Into bay x 13' (4.83m Into bay x 3.96m)

A spacious room having a gas fire set on a tiled hearth, built in shelving into the recesses, carpet flooring, radiator and a uPVC double glazed bay window to the front.

Dining Room

10' 7" x 7' 6" (3.23m x 2.29m)

The dining room is open to the kitchen with built in cupboards, understairs cupboard, carpet flooring, radiator, an access door to the side and a uPVC double glazed window to the rear.

Kitchen

7' 6" x 5' 2" (2.29m x 1.57m)

The kitchen is open to the dining room and has wall and base units with work surfaces incorporating a sink and drainer. There are spaces and plumbing for appliances, vinyl flooring and a uPVC double glazed window to the rear.

Landing

The stairs rise from the hallway onto the landing with a uPVC double glazed window to the side, doors to two double bedrooms and bathroom.

Bedroom One

16' 2" Into bay x 12' 11" Into wardrobes (4.93m Into bay x 3.94m Into wardrobes)

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

Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m)

A double bedroom positioned to the rear elevation with a built in wardrobe, carpet flooring, radiator, access to the loft and a uPVC double glazed window.

Shower Room

With tiling to splash areas and comprising of a walk in shower, pedestal wash hand basin, wc, built in cupboard housing the boiler, extractor fan and a uPVC double glazed window to the rear.

Outside

To the front there is a small paved low maintenance garden and a path leads down the side of the house to the rear garden which has a paved seating area, a lawn with raised flower beds and kept private with a fenced border. There is also a brick built storage outhouse



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welcome to

Grange Avenue, Yeadon Leeds

- End Terrace
- Two Double Bedrooms
- Private Rear Garden
- Well Proportioned Rooms
- No Onward Chain

Tenure: Freehold EPC Rating: D

£220,000



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Property Ref:
YEA106330 - 0003

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