



Naylor Avenue, Yeadon Leeds LS19 7FG

welcome to

Naylor Avenue, Yeadon Leeds

****GUIDE PRICE £310,000 - £320,000*** A three bedroom mid terrace house having a real contemporary feel with semi open plan living, a modern kitchen, private rear garden & off street parking for two cars. There is Approx 7 years left on the NHBC, and offered with no onward chain.



Entrance Hall

Enter from the front into the hallway with a door to the downstairs wc, kitchen and there is a radiator to the side.

Cloakroom/ Wc

With a wc, wall mounted wash hand basin, chrome heated towel rail, extractor fan and a decorative tiled floor.

Lounge/ Diner

17' 4" x 16' (5.28m x 4.88m)

A spacious room with carpet flooring, radiator, stairs leading to the first floor and uPVC double glazed patio doors to the rear with glazing to either side allowing lots of natural light in. There is also space for a table and chairs and useful storage space under the stairs.

Kitchen

11' 10" x 11' 8" (3.61m x 3.56m)

Semi open to the lounge, a modern and stylish kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and five ring gas hob with extractor hood above. Integrated appliances including an electric double oven, fridge freezer, washing machine and dishwasher. The boiler is housed in a corner cupboard and there is a tiled floor, radiator, ceiling spotlights and a uPVC double glazed window to the front.

Landing

The stairs rise from the lounge onto the carpeted landing with a storage cupboard, doors to three bedrooms, bathroom and access to the loft.

Bedroom One

13' 1" x 9' 3" (3.99m x 2.82m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator access to the en suite and a uPVC double glazed window.

En Suite

Accessed off bedroom one and comprising of a tiled shower cubicle, wc, wash hand basin set in a vanity

unit, chrome heated towel rail, extractor fan, tiled flooring, half tiled walls and ceiling spotlights.

Bedroom Two

12' 8" x 8' 2" (3.86m x 2.49m)

A double bedroom positioned to the front elevation with carpet flooring, radiator and a uPVC double glazed window.

Bedroom Three

9' 7" x 7' 5" (2.92m x 2.26m)

This bedroom is positioned to the front elevation with carpet flooring, radiator and a uPVC double glazed window to the front.

Bathroom

This modern bathroom is part tiled and comprises of a panel bath with shower over, wc, wash hand basin set in a vanity sink, chrome heated towel rail, extractor fan and ceiling spotlights.

Outside

To the front of the property there are two allocated parking spaces. To the rear there is a private garden with a paved seating area and part laid to lawn with a garden shed and fenced borders. There is an access gate at the rear.



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Naylor Avenue, Yeadon Leeds

- ****GUIDE PRICE £310,000 - £320,000****
- Three Bedroom Mid Terrace House
- Beautifully Presented Throughout
- Stylish Modern Kitchen
- Approx 7 Years Left On The NHBC

Tenure: Freehold EPC Rating: B

guide price

£310,000 - £320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106303 - 0005

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