



Shaw Leys, Yeadon Leeds LS19 7LA

welcome to

Shaw Leys, Yeadon Leeds

A THREE bedroom end terrace house in a popular residential area. Close to amenities and schools and offered with NO ONWARD CHAIN.



Entrance Hall

Enter from the front into the hallway with a uPVC double glazed window to the side, understairs storage which also houses the boiler, radiator and stairs leading to the first floor.

Lounge

13' 1" x 11' 9" (3.99m x 3.58m)

A good size lounge having an electric fire set on a marble hearth with timber surround, fitted carpet, radiator, doors leading to the dining room and a uPVC double glazed window to the front.

Dining Room

10' 4" x 8' 11" (3.15m x 2.72m)

A separate dining room with doors leading from the lounge and kitchen, fitted carpet, radiator and a uPVC double glazed window to the rear.

Kitchen

10' 11" x 8' 4" (3.33m x 2.54m)

The kitchen has a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor hood above and a tiled splashback. There is an integrated double electric oven and fridge along with space for further appliances. Also benefiting from a pantry, vinyl flooring, uPVC double glazed window to the rear and a side access door.

Landing

The stairs rise from the hallway onto the carpeted landing with a uPVC double glazed door to the side, doors to three bedrooms, bathroom and access to the boarded loft with light and power.

Bedroom One

13' 3" x 11' 11" (4.04m x 3.63m)

A good size double bedroom positioned to the front elevation with a built in cupboard housing the watertank, fitted wardrobes, carpet flooring, radiator and a uPVC double glazed window.

Bedroom Two

13' 3" x 8' 11" (4.04m x 2.72m)

A double bedroom positioned to the rear elevation

with space for free standing furniture, fitted carpet, radiator and a uPVC double glazed window.

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)

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

Shower Room

A nicely presented shower room with a large walk in shower, pedestal wash hand basin, wc, chrome heated towel rail and uPVC double glazed windows to the side and rear.

Outside

To the front of the property there is a low maintenance garden with hedge borders and a path leads down the side to the rear where there is a well maintained garden and part laid to lawn and a paved seating area. A path leads to gated paved off street parking along with a single detached garage.



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welcome to

Shaw Leys, Yeadon Leeds

- Three Bedroom End Terrace House
- Front & Rear Gardens
- Single Detached Garage
- Popular Residential Area
- No Onward Chain

Tenure: Freehold EPC Rating: C

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106192 - 0006

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