



Joffre Mount, Yeadon Leeds LS19 7QJ

welcome to

Joffre Mount, Yeadon Leeds

****OPEN HOUSE, SEE KEY FEATURES FOR DETAILS**** A three bedroom end terrace property set up high in a commanding position boasting stunning far reaching views.

In a desirable location and packed with charm and character features. Viewing is highly advised.



Entrance Hall

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

Lounge

17' 3" Into b x 12' 9" (5.26m Into b x 3.89m)

A spacious room with character features including a stone fireplace and wood beams. Also having a fitted carpet and a uPVC double glazed bay window to the front boasting stunning far reaching views.

Dining Room

13' 4" x 13' 3" (4.06m x 4.04m)

A separate dining room packed with character features including a log burner set in an exposed stone fireplace, a real commanding feature in the room along with wooden ceiling beams. Also benefiting from a fitted carpet and a uPVC double glazed window to the rear.

Kitchen

13' 3" x 6' 1" (4.04m x 1.85m)

The kitchen has a range of wall and base units with work surfaces incorporating a Belfast sink, gas hob and there are spaces for appliances. There is a stable door to the rear leading out to a private garden and the room also benefits from having stone flooring and uPVC double glazed window to the rear.

Landing

The stairs rise from the hallway onto the landing which has a feature exposed stone wall, doors to three bedrooms and a bathroom.

Bedroom One

12' 9" x 12' 5" (3.89m x 3.78m)

A double bedroom positioned to the front elevation with fitted wardrobes, feature fireplace, fitted carpet and a uPVC double glazed window boasting far reaching views.

Bedroom Two

13' 3" x 10' 8" (4.04m x 3.25m)

A double bedroom positioned to the rear elevation with space for free standing furniture, fitted carpet

and a uPVC double glazed window.

Bedroom Three

11' x 6' 2" (3.35m x 1.88m)

Positioned to the rear elevation with space for free standing furniture, fitted carpet and a uPVC double glazed window.

Bathroom

With tiling to splash areas and comprising of a bath with shower over, pedestal wash hand basin, wc, wood flooring and a uPVC double glazed window to the front.

Outside

To the front of the property there is a beautiful landscaped garden packed with well established shrubs and having a lovely seating area making the most of the stunning views. To the rear there is a further stone patio seating area kept private with mature trees.



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Joffre Mount, Yeadon Leeds

- **OPEN HOUR, SATURDAY 18th MAY 11-12PM
PHONE TO BOOK A SLOT**
- Three Bedroom End Terrace House
- Packed With Character Features
- Commanding Position
- Boasting Stunning Views

Tenure: Freehold EPC Rating: D

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA105689 - 0006

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