



**Joffre Mount, Yeadon Leeds LS19 7QJ**



**welcome to**

**Joffre Mount, Yeadon Leeds**

A THREE BEDROOM end terrace property set up high in a commanding position. In a DESIRABLE LOCATION, packed with charm and character features and boasting STUNNING far reaching VIEWS. 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. There is also private off street parking.



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## Joffre Mount, Yeadon Leeds

- Three Bedroom End Terrace House
- Beautiful Landscaped Garden
- 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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