



Harper Rock, Yeadon Leeds LS19 7QW

welcome to

Harper Rock, Yeadon Leeds

A three bed mid-terraced through property set in a convenient location for the local amenities of Yeadon and for bus routes to the City Centre and surrounding areas.



Harper Rock

A mid terraced property set in a highly sought after residential location. The accommodation is set over three floors and briefly comprises; a lounge on the lower ground floor, kitchen diner and lounge/bedroom to the ground floor and a further two bedrooms and bathroom to the first floor. The property is situated in a convenient location for access to local amenities and bus routes.

Ground Floor Entrance Hall

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

Kitchen Diner

15' 1" x 15' 2" (4.60m x 4.62m)

Fitted with a range of bespoke wall and base units with complimentary solid oak work surfaces which incorporates a ceramic two bowl sink with mixer tap. The kitchen offers a double Falcon oven with a five ring gas hob, extractor fan above, integrated under counter fridge freezer, tiling to splash back areas, two radiators and two double glazed windows to the front elevation. The room boasts character with coving throughout, slate tiled flooring and exposed stone features.

Lounge

15' 4" x 9' 5" (4.67m x 2.87m)

The lounge has a feature fireplace with gas fire and tiled hearth. There is a radiator, double glazed timber window and an external door to the rear.

Lower Ground Floor Bedroom / Lounge

28' 11" x 18' 3" (8.81m x 5.56m)

With a built in wardrobe and cupboards, a boiler housing cupboard, wooden flooring, three radiators and double glazed windows to the front and rear elevations. Under the stair is a storage area.

First Floor Landing

Stairs rise from the entrance hall up to the first floor landing. The landing provides access to the loft via a

hatch with ladders. The loft has a raised platform storage area with lighting and power.

Bedroom One

15' 1" x 9' 8" into wardrobe (4.60m x 2.95m into wardrobe)

With built in wardrobes, a radiator, exposed brick fireplace and double glazed window to the front elevation.

Bedroom Two

15' 2" x 9' 4" (4.62m x 2.84m)

Built in wardrobes and drawer unit, a radiator and double glazed window to the rear elevation.

Bathroom

Fitted with a modern four piece suite comprising; free standing roll top slipper bath, walk in double shower cubicle with pumped power shower, vanity wash hand basin and low flush wc. Part tiling to walls and a chrome ladder style radiator. Double glazed window to the front elevation.

Outside

There is ample parking to the front and rear of the property for two cars as well as a raised walled garden with mature planting.



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welcome to

Harper Rock, Yeadon Leeds

- Three Bedrooms Mid-Terrace Through Home
- Accommodation Over Three Floors
- Modern Four Piece Bathroom Suite
- Popular & Sought After Conservation Area
- Versatile Living Accommodation

Tenure: Freehold EPC Rating: C

offers over

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106235 - 0007

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william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk