



**Harper Terrace, Yeadon LEEDS LS19 7RP**

**welcome to**

**Harper Terrace, Yeadon LEEDS**

A three double bedroom end terrace stone house arranged over four floors. In a prime Yeadon location close to the amenities, this property will suit a range of buyers and is being sold with no onward chain. The house benefits from a private front garden and off street parking.





### **Entrance Hall**

Enter from the rear into the hallway with a uPVC double glazed window to the side of the door, radiator, vinyl flooring, a door to the kitchen and a door leading down to the cellar.

### **Kitchen/Diner**

13' 11" x 12' 3" ( 4.24m x 3.73m )

A spacious kitchen offering a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor above. There is an integrated electric oven and spaces for a full height fridge freezer and washing machine. There is also a characterful stone floor, radiator and a uPVC double glazed window to the rear with an open aspect.

### **Lounge**

17' 2" x 10' 10" ( 5.23m x 3.30m )

A spacious lounge having a gas fire set on a marble hearth with timber surround, carpet flooring, radiator and a door to the stairs which lead to the first floor. There is a uPVC double glazed window to the front and a door leading out to the garden.

### **Landing**

The stairs rise from the lounge onto the carpeted landing with a uPVC double glazed window to the rear, radiator, doors to two double bedrooms, shower room and stairs leading to the second floor.

### **Bedroom One**

12' 4" x 10' 10" ( 3.76m x 3.30m )

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

### **Bedroom Two**

10' 11" x 10' 10" ( 3.33m x 3.30m )

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

### **Shower Room**

With tiling to splash areas and fitted with a three piece suite comprising of a large walk in shower,

pedestal wash hand basin, wc, vinyl flooring, radiator and a uPVC double; glazed window to the front.

### **Bedroom Three**

16' 1" x 11' 10" ( 4.90m x 3.61m )

Located on the second floor, a spacious double bedroom with space for free standing furniture. There is also a radiator, under eaves storage, laminate flooring and two uPVC double glazed skylights.

### **Cellar**

The cellar is divided into two rooms, the largest measuring 17'2"x10'11" and houses the boiler. There is also a single glazed wooden window to the front. The other room has the fuse box and gas meter. This cellar has huge potential to be converted STBR.

### **Outside**

To the front of the property there is a low maintenance garden with pebbled and paved patio areas and there is parking space to the side.

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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## Harper Terrace, Yeadon LEEDS

- End Terrace Stone House
- Three Double Bedrooms
- Sizeable Cellar With Potential To Convert
- Private Garden
- Off Street Parking

Tenure: Freehold EPC Rating: E

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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