



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 in the region of

£250,000



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Property Ref:
YEA106493 - 0007

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Awaiting Photograph



Please note the marker reflects the
postcode not the actual property



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