



**Barcroft Grove, Yeadon Leeds LS19 7XZ**

**welcome to**

**Barcroft Grove, Yeadon Leeds**

\*\*\*GUIDE PRICE £300,000 - £315,000\*\*\* A three bedroom mid terrace house nicely presented throughout with spacious and versatile living accommodation. Arranged over three floors with semi open plan living. There is the potential to convert the loft STBR and having the added bonus of a Summer house.



## **First Floor**

### **Entrance Hall**

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

### **Lounge**

19' 7" x 11' 5" ( 5.97m x 3.48m )

A spacious lounge having a feature fireplace, the real focal point in the room. Also benefiting from carpet flooring, radiator, coving, an opening to the dining room and two uPVC double glazed doors to the front opening onto a Juliet balcony. There is a door leading to the lower ground staircase.

### **Dining Room**

11' 4" x 7' 10" ( 3.45m x 2.39m )

A great space for entertaining, open to the kitchen and lounge with two radiators, coving and uPVC double glazed patio doors to the rear leading out to the garden.

### **Kitchen**

11' 3" x 6' 5" ( 3.43m x 1.96m )

A modern kitchen, open to the dining room and offering a range of wall and base units with white gloss doors, complimentary work surface incorporating a sink, drainer and gas hob with extractor hood above and a tiled splashback. There is an integrated electric oven.

## **Ground Floor**

### **Ground Floor Hallway**

With a useful storage cupboard, carpet flooring, radiator and a door into the integral garage.

### **Integral Garage**

A single integral garage with an up and over door, power, light and a door to the staircase leading to the first floor. Also benefiting from storage cupboards and a water tap. There are three single glazed wooden windows on the inner wall.

### **Office/Sitting Room**

14' 1" x 10' 6" ( 4.29m x 3.20m )

A versatile room with many uses depending on buyers needs with carpet flooring, radiator, ceiling spotlights, three single glazed wooden windows on the inner wall, doors leading to the garage and utility room.

### **Utility Room**

14' x 3' 11" ( 4.27m x 1.19m )

Having base units with work surface incorporating a sink and drainer, spaces for a full height fridge freezer, washing machine, dryer and slimline dishwasher and there is a tiled floor.

## **Second Floor**

### **Landing**

The stairs rise from the hallway onto the carpeted landing with a useful storage cupboard, radiator, doors to three bedrooms, bathroom and access to the part boarded loft which has light and the potential to convert STBR.

### **Bedroom One**

14' 7" x 11' 6" ( 4.45m x 3.51m )

A good size double bedroom positioned to the rear elevation with fitted wardrobes, carpet flooring, radiator and a uPVC double glazed window. There is also access to en suite facilities.

### **En Suite**

Part tiled and fitted with a three piece suite comprising of a shower cubicle, wash hand basin set in a vanity sink, wc, chrome heated towel rail and ceiling spotlights.

### **Bedroom Two**

12' 8" x 8' 6" ( 3.86m x 2.59m )

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

### **Bedroom Three**

9' 11" x 6' 1" ( 3.02m x 1.85m )

Positioned to the front elevation with a fitted desk, carpet flooring, radiator and a uPVC double glazed window.

## **Bathroom**

A modern bathroom with tiling to splash areas and fitted with a three piece suite comprising of a panel bath with shower over, wash hand basin set in a vanity unit, wc, heated towel rail and vinyl flooring.

## **Outside**

To the front of the property there is a block paved driveway providing off street parking and leading to the garage. To the rear there is a private garden with a decked seating area, part laid to lawn with astro turf, outside tap and fenced borders. There is also a Summer house.

## **Summer House**

11' 4" x 7' 5" ( 3.45m x 2.26m )

A versatile room creating extra living accommodation. The Summer house is built of wood and is insulated with power and has a wooden double glazed door to the front.



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## Barcroft Grove, Yeadon Leeds

- \*\*\*GUIDE PRICE £300,000 - £315,000\*\*\*
- Three Bedroom Mid Terrace House
- Spacious & Versatile Living Accommodation
- Arranged Over Three Floors
- Integral Garage & Off Street Parking

Tenure: Freehold EPC Rating: C

guide price

**£300,000 - £315,000**



Please note the marker reflects the postcode not the actual property

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