

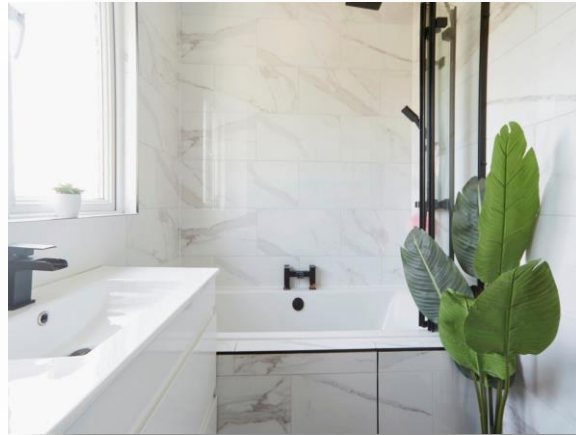


Marshall Street, Yeadon Leeds LS19 7XN

welcome to

Marshall Street, Yeadon Leeds

A three bedroom semi detached house, nicely presented with neutral decor. The house offers a newly fitted kitchen, large driveway, large rear garden and is in a great location close to amenities. A great opportunity for first time buyers looking to get on the property ladder.



Entrance Hall

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

Lounge

13' 10" x 12' 1" (4.22m x 3.68m)

A good size room with carpet flooring, radiator and a large picture uPVC double glazed window to the front.

Kitchen/Diner

20' 9" x 8' 7" (6.32m x 2.62m)

A spacious kitchen/diner, newly fitted and offering a range of wall and base units with worksurfaces incorporating a sink, drainer and hob with extractor above. Integrated appliances include two electric ovens, fridge freezer, dishwasher and bins. The work surface continues to create a breakfast bar, perfect for casual dining. There is a radiator, laminate flooring, uPVC double glazed window and patio doors to the rear leading out to the garden and letting lots of natural light in. A door leads to the utility room and guest wc.

Utility Room

17' 8" x 4' (5.38m x 1.22m)

Offering further wall and base units with worksurfaces, plumbing for a washing machine and dryer. The boiler is housed in here and there are two uPVC double glazed windows to the side with an access door out to the garden. There is a door to the guest wc.

Guest Wc

With tiled walls, vinyl flooring and a uPVC double glazed window to the side.

Bedroom One

13' 5" x 12' 1" (4.09m x 3.68m)

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

Bedroom Two

13' 5" x 8' 7" (4.09m x 2.62m)

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

Bedroom Three

9' 2" x 8' 7" (2.79m x 2.62m)

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

Bathroom

With fully tiled walls and fitted with a three piece suite comprising of a tiled bath with shower over, wc and a wash hand basin with vanity unit below. There is vinyl flooring with underfloor heating, a heated mirror and towel rail and a uPVC double glazed window to the rear.

Outside

To the front and side there is a large driveway providing off street parking for multiple vehicles. To the rear there is a large garden with a paved seating area, a great entertaining space and lawned areas with fence borders.

Garage

A double garage with two up and over doors, power, light and a single glazed window to the side.



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welcome to

Marshall Street, Yeadon Leeds

- Three Bedroom Semi Detached House
- Modern Kitchen
- Driveway Providing Off Street Parking
- Large Rear Garden
- Great Location

Tenure: Freehold EPC Rating: D

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106490 - 0002

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