



Moor View, Yeadon Leeds LS19 7AX

welcome to

Moor View, Yeadon Leeds

****VIEWING IS HIGHLY ADVISED*** - A three bedroom end terrace cottage, packed with character features and lots of charm including exposed stone walls and beams. The property offers off street parking, large garage and private cottage garden. This lovely home is sure to appeal to a wide range of buyers.



Entrance Hall

Enter from the rear into the hallway with stairs leading to the first floor.

Lounge

14' 11" x 13' 5" (4.55m x 4.09m)

A beautiful room packed with character and charm including an Inglenook fireplace with a cast iron stove creating a fabulous central focal point. The character continues with exposed stone walls and beams. The room also benefits from carpet flooring, radiator and a uPVC double glazed Mullion window to the rear overlooking the garden.

Dining Room

14' 8" x 10' 11" (4.47m x 3.33m)

The character features continue into this room having an exposed stone wall, beams and a feature fireplace. This is a great room for entertaining with carpet flooring, radiator and a uPVC double glazed Mullion window to the rear overlooking the garden.

Kitchen

17' 1" x 6' 3" (5.21m x 1.91m)

A beautiful example of a country cottage style kitchen offering a range of bespoke wall and base units with solid wood doors, wood work surfaces over incorporating a Belfast sink. There is space for a large gas range oven which stands proud at the head of the kitchen and has an extractor hood above. The character features really compliment this room perfectly with exposed stone walls and stone floor. The kitchen also has a radiator and a uPVC double glazed window to the front.

Utility Room

6' 10" x 6' 6" (2.08m x 1.98m)

With spaces and plumbing for a washing machine, dryer, dishwasher and full height fridge freezer. There are further work surfaces, original stone floor, exposed stone wall, uPVC double glazed window to the front and a door to the guest wc.

Guest Wc

The character continues into this guest wc with

exposed stone wall and stone floor. There is a high flush wc, wall mounted wash hand basin, radiator and an extractor fan.

Landing

The stairs rise from the hallway onto the carpeted landing with a uPVC double glazed window to the front, doors to three bedrooms, bathroom and access to the loft with pull down ladder.

Bedroom One

14' 11" x 13' 5" (4.55m x 4.09m)

A spacious double bedroom positioned to the rear elevation with character features including exposed stone walls, wood beams and a uPVC double glazed Mullion window. The room also benefits from a large storage cupboard, carpet flooring and a radiator.

Bedroom Two

14' 11" x 10' 11" (4.55m x 3.33m)

A spacious double bedroom positioned to the rear elevation with character features including exposed stone wall, wood beams and a uPVC double glazed Mullion window. The room also benefits from carpet flooring and a radiator.

Bedroom Three

10' 11" x 6' 4" (3.33m x 1.93m)

A good size single bedroom positioned to the front elevation with a built in cupboard housing the boiler, carpet flooring and a uPVC double glazed window.

Bathroom

A larger than average bathroom, with tiling to splash areas and fitted with a four piece suite comprising of a fabulous free standing bath with claw feet and central mixer tap, pedestal wash hand basin, wc and a large shower cubicle. The room also benefits from having built in shelves, ceiling spotlights, radiator and uPVC double glazed windows.

Outside

To the front of the property there is a paved seating area and a parking spaces in front of the garage. To the rear there is a pretty cottage garden part laid to

lawn and having a decked seating area with well established shrubs. The garden is kept very private with mature trees surrounding and perfect for relaxing in.

Double Garage & Workshop

19' 11" x 17' 11" (6.07m x 5.46m)

A double garage with an up and over door, power, light and a side access door. This is a fantastic storage space and also has an inspection pit. A separate workshop leads off the garage which also has light and power.



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welcome to

Moor View, Yeadon Leeds

- Double Fronted End Terrace Cottage
- Three Bedrooms
- Packed With Character & Charm
- Bespoke Kitchen
- Large Garage & Parking Spaces

Tenure: Freehold EPC Rating: D

offers over

£375,000



Please note the marker reflects the postcode not the actual property

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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](https://www.williamhbrown.co.uk)