



**Milton Terrace, Yeadon Leeds LS19 7JF**

**welcome to**

**Milton Terrace, Yeadon Leeds**

A three double bedroom end terrace stone house, really well presented throughout with versatile accommodation and character features. The large basement has great potential to convert STBR. A great property that will appeal to a wide range of buyers.



## **Ground Floor Entrance Porch**

A great space for coats and shoes.

## **Lounge**

13' 1" x 9' 10" ( 3.99m x 3.00m )

A good size room having a multi fuel stove set on a slate hearth with wood lintel above, wood effect flooring, radiator, coving and a double glazed window to the front.

## **Kitchen/Diner**

13' 1" x 10' 6" ( 3.99m x 3.20m )

A well presented kitchen/diner offering a range of wall and base units with work surfaces incorporating a sink and drainer with a tiled splashback. There are spaces for a dishwasher, full height fridge freezer. and a large range oven which is set into the recess with an extractor hood above. The room also benefits from laminate flooring and a double glazed window to the side. The stairs leading to the first floor rise from the kitchen and there is a door leading to the cellar.

## **Lower Ground Floor Cellar**

A large basement which has two great size rooms one of which is currently used as a utility room with storage and houses the washing machine. There is the potential to convert into extra living accommodation STBR.

## **First Floor Bedroom One**

13' 1" x 9' 10" ( 3.99m x 3.00m )

A double bedroom positioned to the front elevation with wood effect flooring, feature cast iron fireplace, radiator, coving and a double glazed window to the front.

## **Bedroom Two**

10' 6" x 10' 6" ( 3.20m x 3.20m )

A double bedroom having a feature fireplace, radiator, wood effect flooring, coving and a double glazed window to the side.

## **Second Floor Bedroom Three**

13' 1" x 9' 10" Limited headheight ( 3.99m x 3.00m Limited headheight )

A double bedroom positioned to the front elevation with feature exposed beams, carpet flooring and a double glazed window to the front.

## **Dressing Room/Office**

A great space which could have multiple uses dependant on the buyers needs with carpet flooring, wooden exposed beams, carpet and a double glazed window to the side.

## **Outside**

To the front of the property there is a private garden laid to lawn with a pebbled area and fence borders. To the side is a driveway providing off street parking.



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## Milton Terrace, Yeadon Leeds

- End Terrace Stone House
- Three Double Bedrooms
- Arranged Over Four Floors
- Private Garden
- Off Street Parking

Tenure: Freehold EPC Rating: E

**£290,000**



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Property Ref:  
YEA106317 - 0002

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Please note the marker reflects the  
postcode not the actual property



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