



Queensway, Yeadon Leeds LS19 7PB

welcome to

Queensway, Yeadon Leeds

****GUIDE PRICE £210,000 - £220,000**** Offering spacious accommodation is this three bedroom semi-detached home sat on a generous plot with gardens to three sides. Internal viewing is a must. Located in a popular residential area this home is sure to appeal to a number of buyers.



Queensway Ground Floor Entrance Hallway

With upvc door to the front opening into the spacious hallway with radiator, laminate flooring and stairs leading up to the first floor.

Lounge

17' 5" x 12' 2" (5.31m x 3.71m)

A good sized lounge with attractive decor, laminate wood flooring, electric fire with feature surround, ceiling coving, radiator and windows to both front and side making this a lovely bright room.

Kitchen / Diner

11' 9" x 13' 8" (3.58m x 4.17m)

The fitted kitchen features a range of wall and base units with complimentary work surfaces over which incorporate a stainless steel sink unit with mixer tap and induction hob with extractor over. Attractive tiled splash backs, plumbing for washing machine and dishwasher, space for free standing fridge freezer. Useful understair space, laminate wood flooring, radiator, window to the side and ample space for dining table and chairs.

Utility Space

A useful space open to the kitchen with larder cupboard, laminate flooring, radiator, combi boiler and door leading to the outside.

First Floor Landing

With stairs from the ground floor and useful storage cupboard.

Bedroom One

12' 5" x 13' 11" (3.78m x 4.24m)

A good sized double bedroom with useful built in wardrobes, radiator and window to the front. There is access to the part boarded loft via a pull down ladder.

Bedroom Two

9' 3" x 11' 11" (2.82m x 3.63m)

A second double bedroom with ceiling coving, useful built in wardrobes, radiator and window to the side.

Bedroom Three

7' 9" x 9' 3" (2.36m x 2.82m)

A spacious third bedroom with radiator and window to the side,

Shower Room

The modern shower room comprises; step up shower cubicle with glass screen, low flush wc, vanity wash basin, tiled walls, radiator and two windows.

Outside

The property sits on a larger than average plot with space to three sides of the property. There is a generous garden laid to lawn, paved patio areas and graveled spaces ideal for entertaining and seating. Hedge borders make this a private and enclosed space.



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Queensway, Yeadon Leeds

- **GUIDE PRICE £210,000 - £220,000**
- Three Bedroom Semi-detached Home
- Larger Than Average Garden
- Spacious Accommodation Throughout
- Popular Residential Area

Tenure: Freehold EPC Rating: D

guide price

£210,000 - £220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106645 - 0004

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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