



**Queensway, Yeadon Leeds LS19 7PA**



**welcome to**

**Queensway, Yeadon Leeds**

**\*\*GUIDE PRICE £230,000 - £240,000\*\*** A three bedroom semi detached house, set on a corner plot with spacious living accommodation. In a popular residential area, close to amenities and good schools. A great property with lots of potential and offered with no onward chain.



### **Entrance Hall**

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

### **Lounge**

12' 10" x 11' 10" ( 3.91m x 3.61m )

A good size lounge with a feature fireplace, laminate flooring, radiator and a large uPVC double glazed bay window to the front.

### **Dining Room**

10' 9" x 10' 4" ( 3.28m x 3.15m )

A separate dining room with laminate flooring, radiator and a uPVC double glazed window to the rear.

### **Kitchen**

10' 4" x 7' 6" ( 3.15m x 2.29m )

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob with extractor hood above and a tiled splashback. There is an integrated electric oven and spaces for a fridge freezer and washing machine. The kitchen also benefits from an understairs storage cupboard, laminate flooring, a uPVC double glazed window to the rear and a side access door.

### **Landing**

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

### **Bedroom One**

12' 9" x 11' Into wardrobes ( 3.89m x 3.35m Into wardrobes )

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

### **Bedroom Two**

10' 9" x 10' 4" ( 3.28m x 3.15m )

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

### **Bedroom Three**

7' 6" x 6' 11" ( 2.29m x 2.11m )

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

### **Bathroom**

With tiled walls and fitted with a two piece suite comprising of panel bath with shower over, pedestal wash hand basin, chrome heated towel rail, large storage cupboard, vinyl flooring and a uPVC double glazed window to the rear.

### **Wc**

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

### **Outside**

The garden is set on a corner plot with lawns to the front and side. A driveway to the side provides off street parking and leads to the garage. To the rear there is a low maintenance paved garden.

### **Garage**

A single detached garage for secure parking or storage.



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## Queensway, Yeadon Leeds

- **\*\*GUIDE PRICE £230,000 - £240,000\*\***
- Three Good Size Bedrooms
- Front, Side & Rear Gardens
- Semi Detached House
- Single Detached Garage

Tenure: Freehold EPC Rating: D

guide price

**£230,000 - £240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA105188 - 0004

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