



Kirk Lane, Yeadon Leeds LS19 7ET

welcome to

Kirk Lane, Yeadon Leeds

A three bedroom mid terrace house, beautifully presented throughout. In a great location close to amenities. A great property that will appeal to a wide range of buyers. The house boasts a modern kitchen and shower room, front and rear gardens with a garage and off street parking at the rear.



Entrance Hall

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

Lounge

14' 8" x 11' 11" (4.47m x 3.63m)

A spacious, bright and airy room with laminate flooring and a uPVC double glazed window to the front.

Kitchen/Diner

15' 4" x 7' 10" (4.67m x 2.39m)

A modern and stylish kitchen offering a range of wall and base units with complimentary worksurfaces incorporating a sink, drainer and electric hob. Integrated appliances include an electric oven, fridge freezer and washing machine. The worksurface continues to create a breakfast bar, perfect for casual dining. The kitchen benefits from laminate flooring, uPVC double glazed window and access door leading out to the garden.

Landing

The stairs rise from the hallway onto the carpeted landing with doors to three bedrooms, shower room and access to the insulated loft.

Bedroom One

13' 3" x 9' 2" (4.04m x 2.79m)

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

Bedroom Two

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

Bedroom Three

9' 2" x 5' 9" (2.79m x 1.75m)

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

Shower Room

A modern shower room with a tiled floor and waterproof paneling to the walls. Fitted with a three piece suite comprising of a walk in shower cubicle, wash hand basin with vanity unit below, wc and a uPVC double glazed window to the rear.

Outside

To the front of the property there is a low maintenance garden with astro turf and a path leading to the front door. To the rear there is a low maintenance garden, part laid to lawn with a patio area and path leading to the rear access gate.

Garage & Parking

Accessed via Park Grove there is a single garage en bloc with a parking space in front.



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welcome to

Kirk Lane, Yeadon Leeds

- Mid Terrace House
- Three Good Size Bedrooms
- Modern Kitchen & Shower Room
- Front & Rear Gardens
- Garage & Off Street Parking To The Rear

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:
YEA106339 - 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](https://www.williamhbrown.co.uk)