



**South View Close, Yeadon Leeds LS19 7JB**

**welcome to**

**South View Close, Yeadon Leeds**

A three bedroom extended semi detached house in a cul-de-sac position, nicely presented throughout with neutral decor and spacious living accommodation. The property is In a popular residential area of Yeadon and has been a much loved family home for many years. Offered with no onward chain.



### **Entrance Hall**

Enter from the front into the hallway with carpet flooring, understairs storage cupboard, storage heater and stairs leading to the first floor.

### **Lounge/Diner**

21' 1" x 11' 10" ( 6.43m x 3.61m )

A spacious bright and airy room having a fire with stone built fireplace surround, carpet flooring, storage heater, uPVC double glazed window to the front and fully glazed sliding doors leading to the rear into the sun room.

### **Sun Room**

10' x 7' 10" ( 3.05m x 2.39m )

A great addition to this family home creating extra living space with carpet flooring, storage heater and dual aspect uPVC double glazed windows to the side and rear allowing a good amount of natural light to flow through.

### **Kitchen**

13' 8" x 8' 5" ( 4.17m x 2.57m )

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink, drainer and there are spaces for all appliances. There is a uPVC double glazed window to the rear and an access door into the garage.

### **Landing**

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

### **Bedroom One**

11' 11" x 11' 11" Into wardrobes ( 3.63m x 3.63m Into wardrobes )

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

### **Bedroom Two**

11' 11" Into wardrobes x 8' 11" ( 3.63m Into wardrobes x 2.72m )

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

### **Bedroom Three**

7' 2" x 7' ( 2.18m x 2.13m )

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

### **Bathroom**

With tiling to splash areas and fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash hand basin, wc, storage cupboard which houses the emersion heater, vinyl flooring and a uPVC double glazed window to the rear.

### **Outside**

To the front of the property here is a low maintenance pebbled garden with well established shrubs and a driveway to the side providing off street parking. To the rear there is a low maintenance garden with well established shrubs and fenced borders.

### **Garage**

A single garage, perfect for storage of secure parking with an up and over door, two windows to the side, access door to the kitchen and door to the rear.

### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## South View Close, Yeadon Leeds

- Extended Semi Detached House
- Three Good Size Bedrooms
- Cul-De-Sac Position
- Low Maintenance Front & Rear Gardens
- Off Street Parking

Tenure: Freehold EPC Rating: E

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106665 - 0003

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