



Westfield Avenue, Yeadon Leeds LS19 7NT

welcome to

Westfield Avenue, Yeadon Leeds

A three bedroom mid terrace house, beautifully presented throughout and tastefully decorated, with a front and rear garden and a garage. A great property which would be ideal for first time buyers looking to get on the property ladder. Viewing is a must!!



Entrance Hall

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

Lounge

14' x 11' 6" (4.27m x 3.51m)

A good size room with shelves built into the recess, carpet flooring, radiator and a uPVC double glazed window to the front.

Kitchen/Diner

A modern and stylish kitchen having a range of wall and base units with contemporary matt grey doors, complimentary work surfaces incorporating a sink, drainer and gas hob with extractor hood above. There is an integrated electric oven and spaces for a washing machine, dishwasher and a full height fridge freezer. The room also benefits from laminate flooring, two radiators, uPVC double glazed window and a door to the rear.

Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms, bathroom and access to the loft.

Bedroom One

11' 11" x 11' 2" (3.63m x 3.40m)

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

Bedroom Two

11' 6" x 11' 2" (3.51m x 3.40m)

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

Bedroom Three

8' 6" x 5' 11" (2.59m x 1.80m)

A single bedroom positioned to the front elevation with laminate flooring and a radiator. A great space either to make into a cosy bedroom or a functional workspace, depending on buyers needs. The owner has made good use of the space in this room making

a built in bed over the bulkhead.

Bathroom

A newly fitted modern bathroom fitted with a three piece suite comprising of a panel bath with rainfall shower head over, wc, wash hand basin set into a vanity unit, anthracite heated towel rail, decorative flooring and a uPVC double glazed window to the rear.

Outside

To the front of the property there is a low maintenance garden with pebbles. To the rear there is a private garden with two astro turf areas, a great space for entertaining and there is a pebbled area with paving stones. The garden is kept private with fence borders. Further down there are steps leading to the rear gate where there is a single garage.

Garage

A single detached garage, perfect for storage or secure parking.



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welcome to

Westfield Avenue, Yeadon Leeds

- Mid Terrace House
- Three Good Size bedrooms
- Kitchen/Diner
- newly Fitted Bathroom
- Front & Rear Gardens

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106719 - 0003

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