

# South View Crescent, Yeadon Leeds LS19 7JA



# welcome to

# South View Crescent, Yeadon Leeds

A three bedroom semi detached house benefiting from front and rear gardens and off street parking, offered with no onward chain. This property is sure to appeal to a wide range of buyers, a great opportunity for someone looking to put their own stamp on, in need of a full refurbishment.













#### **Entrance Hall**

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

#### Lounge

28' 3" Into bay x 11' 9" ( 8.61m Into bay x 3.58m ) A spacious, bright and airy room with an exposed brick fireplace, two radiators, wood flooring, a uPVC double glazed bay window to the front and fully glazed patio doors to the rear.

#### Kitchen

#### 9' 11" x 7' 8" ( 3.02m x 2.34m )

The kitchen offers a range of wall and base units with worktops incorporating a sink, drainer and gas hob, There is an integrated electric oven and spaces for further appliances. There is also a useful understairs pantry, a uPVC double glazed window to the rear and a side access door.

#### Landing

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

#### **Bedroom One**

14' x 8' 6" (  $4.27m \times 2.59m$  ) A good size double bedroom positioned to the front elevation with fitted wardrobes, radiator, wood flooring and a uPVC double glazed window.

#### **Bedroom Two**

11' 11" x 8' 3" (  $3.63m\ x\ 2.51m$  ) A double bedroom positioned to the rear elevation with fitted wardrobes, wood flooring, radiator and a uPVC double glazed window overlooking the garden.

### **Bedroom Three**

8' 10" x 6' (2.69m x 1.83m) Positioned to the front elevation with storage over the bulkhead, radiator, wood flooring and a uPVC double glazed window.

#### Bathroom

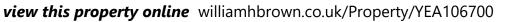
With tiling to splash areas and fitted with a three



piece suite comprising of a panel bath with shower over, wc, pedestal wash hand basin, radiator and a uPVC double glazed window to the rear.

#### Outside

To the front of the property there is a lawn with hedge borders and a driveway to the side providing off street parking. To the rear there is a private garden with a decked seating area leading off the patio doors then down some steps to the good size lawn with mature hedges and trees bordering.





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- \*\*\*No Onward Chain\*\*\*
- Refurbishment Opportunity
- Popular Location
- Front & Rear Gardens
- Off Street Parking

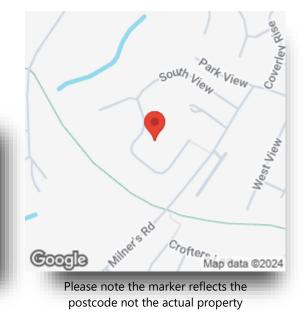
Tenure: Freehold EPC Rating: D

offers over

£260,000







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