



**Rufford Drive, Yeadon Leeds LS19 7QZ**

**welcome to**

## **Rufford Drive, Yeadon Leeds**

An EXTENDED three double bedroom semi detached house, really well presented throughout and in a very popular residential area of Yeadon. Offering SPACIOUS living accommodation, front and rear gardens and off street parking, this would be a great property for a family looking to upsize.



## **Entrance Porch**

Enter from the front into the porch with glazing to three sides and access to the hallway.

## **Hallway**

With stairs leading to the first floor.

## **Lounge**

16' 1" x 11' 10" ( 4.90m x 3.61m )

A spacious room having a gas fireplace with timber surround and dual aspect windows letting lots of natural light flow through.

## **Dining Room**

12' 1" x 7' 2" ( 3.68m x 2.18m )

A separate dining room, perfect for more formal dining with access doors to the front and rear and an opening to the kitchen.

## **Kitchen**

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink and drainer. There are spaces for all appliances and a useful understairs storage cupboard.

## **Landing**

The stairs rise from the hallway onto the landing with a useful storage cupboard, doors to three double bedrooms, shower room and access to the loft.

## **Bedroom One**

11' 11" into wardrobes x 10' ( 3.63m into wardrobes x 3.05m )

A double bedroom positioned to the rear elevation with fitted wardrobes to one wall and a window overlooking the garden.

## **Bedroom Two**

11' 7" x 7' 3" ( 3.53m x 2.21m )

A double bedroom with dual aspect windows allowing a good amount of natural light to fill the room.

## **Bedroom Three**

10' 1" x 7' 9" ( 3.07m x 2.36m )

A double bedroom positioned to the rear elevation.

## **Shower Room**

A modern shower room with tiling to splash areas and fitted with a three piece suite comprising of a shower cubicle, pedestal wash hand basin and wc.

## **Externally**

To the front of the property there is a garden laid to lawn with well established shrubs and rockery. A driveway to the side provides off street parking. To the rear there is a private garden part laid to lawn with paved seating areas.

## **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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## Rufford Drive, Yeadon Leeds

- Extended Semi Detached House
- Three Double Bedrooms
- Spacious Living Accommodation
- Front & Rear Gardens
- Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

**£220,000**

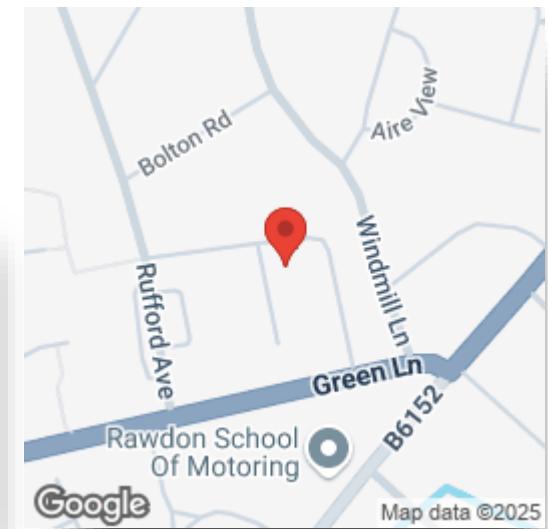


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Property Ref:  
YEA106682 - 0010



Please note the marker reflects the postcode not the actual property



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