



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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106682 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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