



West View, Yeadon Leeds LS19 7HU

welcome to

West View, Yeadon Leeds

This is a fabulous property and early viewing is highly recommended. A two bedroom mid terrace stone house, beautifully presented throughout and arranged over four floors. The property boasts a modern & stylish kitchen and bathroom, a spacious occasional room and private rear garden.



Ground Floor Entrance Porch

Enter from the front into the porch with a window to the front and a door into the kitchen.

Kitchen/Diner

14' 10" Max x 13' 1" Max (4.52m Max x 3.99m Max)

A modern and stylish kitchen/diner offering a good range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob with extractor fan above. Integrated appliances include a Neff electric oven, Neff combination microwave, fridge freezer and dishwasher. The dining area has a feature exposed stone wall and ample space for a table and chairs. The Karndean flooring compliments the decor perfectly giving a lovely sleek finish.

Lounge

16' 3" Max x 14' 11" Max (4.95m Max x 4.55m Max)

A spacious, bright and airy room having a gas fireplace, a feature exposed stone wall, wood flooring, ceiling spotlights, radiator and fully glazed bi-fold door opening up to the garden and allowing lots of natural light to flow through.

Lower Ground Utility Area

11' 5" Max x 6' 3" Max (3.48m Max x 1.91m Max)

With storage cupboards, plumbing for a washing machine and dryer. There is a useful storage space off the utility area which also houses the boiler and a further large storage room.

First Floor Bedroom One

14' 9" Into wardrobes x 13' 2" Max (4.50m Into wardrobes x 4.01m Max)

A spacious double bedroom positioned to the rear elevation with built in wardrobes, carpet flooring and ceiling spotlights.

Bedroom Two

9' 10" x 7' 11" (3.00m x 2.41m)

A good size bedroom positioned to the front elevation with carpet flooring and radiator.

Bathroom

A modern bathroom having a real luxurious feel. The bathroom is fitted with a four piece suite comprising of a free standing bath with central mixer tap, large walk in shower, wc, wash hand basin with storage unit below and a chrome heated towel rail.

Second Floor Occasional Room

18' 8" Max x 13' 5" Max (5.69m Max x 4.09m Max)

A fabulous and versatile room accessed via a spiral staircase, currently set up as home office but could equally be used as a guest room. The room benefits from carpet flooring, ceiling spotlights, under eaves storage cupboards, radiator and five skylights allowing a good amount of natural light to flow through.

Outside

To the rear of the property there is a private low maintenance paved garden with raised planters and storage shed.



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West View, Yeadon Leeds

- Mid Terrace Stone House
- Two Bedrooms
- Spacious Occasional Room
- Arranged Over Four Floors
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: D

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106538 - 0005

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