



**Football, Yeadon Leeds LS19 7QF**

**welcome to**

## **Football, Yeadon Leeds**

Viewing is highly advised to really appreciate what is on offer with this two double bedroom mid terrace stone house in a popular area of Yeadon close to amenities and well regarded schools. The property has deceptively spacious living accommodation and is beautifully presented throughout.



### Entrance Hall

Enter from the rear into the welcoming and spacious hallway with stairs leading to the first floor and a door to front. There is also access to the cellar.

### Lounge

11' 10" Max x 11' 9" Max ( 3.61m Max x 3.58m Max )

A bright and airy room open to the conservatory with a feature fireplace and beautiful feature coving.

### Conservatory

10' 1" Max x 5' 6" Max ( 3.07m Max x 1.68m Max )

A great addition, recently fitted and creating extra living accommodation. There is glazing to three sides and it is energy efficient with high spec roofing. Patio doors lead out to a decking area.

### Kitchen/Diner

12' 7" Max x 11' 7" Max ( 3.84m Max x 3.53m Max )

A modern and well presented kitchen offering a range of wall and base units with complimenting worksurfaces incorporating a sink and drainer with a tiled splashback. integrated appliances include an electric oven, dishwasher and an undercounter fridge freezer. The central island has further storage cupboards below, space for casual dining and incorporates the induction hob.

### Utility Room

11' 5" Max x 7' 2" Max ( 3.48m Max x 2.18m Max )

A great room having a wc, wash hand basin with cupboard below, plumbing for a washing machine and space for hanging coats.

### Cellar

A great storage space.

### Landing

The stairs rise from the hallway onto the landing with a stained glass window to the front, a large walk in storage cupboard (8'3"x4'3"), doors to two bedrooms and bathroom.

### Bedroom One

12' 6" Max x 11' 10" Max ( 3.81m Max x 3.61m Max )

A good size double bedroom positioned to the rear elevation with a fitted cupboard and space for free standing furniture.

### Bedroom Two

12' 8" Max x 7' 3" Max ( 3.86m Max x 2.21m Max )

A double bedroom positioned to the rear elevation with space for free standing furniture.

### Bathroom

A large and modern bathroom with tiling to the floor and splash areas, fitted with a four piece suite comprising of a tiled bath, shower cubicle, wash hand basin with with storage below, wc, chrome heated towel rail and a storage cupboard.

### Outside

To the rear of the property there is a private garden part laid to lawn and having a decked seating area leading off the conservatory. The garden has well stocked mature shrubs, trees and bulbs.



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## **Football, Yeadon Leeds**

- Two Double Bedroom Mid Terrace Stone House
- Modern Kitchen & Bathroom
- Conservatory
- Private Rear Garden
- Deceptively Spacious

Tenure: Freehold EPC Rating: D

**£270,000**



Please note the marker reflects the postcode not the actual property

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