



Mawcroft Close, Yeadon Leeds LS19 6DG

welcome to

Mawcroft Close, Yeadon Leeds

Discover your dream home! This spacious four-bedroom detached house offers generous living areas perfect for family gatherings. Enjoy the tranquility of a beautiful rear garden with mature trees, providing a peaceful retreat. Ring and schedule a viewing!



Entrance Hall

Enter from the front into the hallway with access to the guest wc and stairs leading to the first floor.

Living Room

16' 2" Into bay x 10' 10" Max (4.93m Into bay x 3.30m Max)

A spacious room with a feature fireplace and coving, dual aspect windows to the front and side allowing a good amount of natural light to flow through.

Snug/Dining Room

18' 9" Max x 12' 6" Max (5.71m Max x 3.81m Max)

A great room and a fabulous entertaining space with ample room for a dining table and chairs and a seating area beyond. Dual aspect windows to the side and front keep the room bright and airy and there are glazed sliding doors leading to the conservatory.

Kitchen

14' 3" Max x 7' 9" Max (4.34m Max x 2.36m Max)

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob with a tiled splashback. There is an integrated electric oven and spaces for further appliances. A side access door leads to the porch.

Conservatory

16' 7" Max x 11' 9" Max (5.05m Max x 3.58m Max)

A great addition to this family home creating extra living accommodation. Built of uPVC double glazed construction with windows to all sides and double doors leading out to the garden.

Guest Wc

Always great to have in a busy family home, part tiled with a wc and wall mounted wash hand basin.

Landing

The stairs rise from the hallway onto the landing with a large storage cupboard housing the tank, doors to four bedrooms, bathroom and access to the loft, the majority of which is boarded.

Bedroom One

14' 8" Into wardrobes x 8' 11" Max (4.47m Into wardrobes x 2.72m Max)

A double bedroom positioned to the front elevation with fitted wardrobes.

Bedroom Two

12' 7" Max x 8' 11" Max (3.84m Max x 2.72m Max)

A double bedroom positioned to the rear elevation with fitted wardrobes.

Bedroom Three

9' 10" Max x 7' 5" Max (3.00m Max x 2.26m Max)

A good size bedroom positioned to the rear elevation with fitted wardrobes.

Bedroom Four

8' 2" Max x 7' 2" Max (2.49m Max x 2.18m Max)

A good size room positioned to the front elevation with a built in cupboard.

Bathroom

Fully tiled and fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin, and wc. The room also benefits from under floor heating.

Outside

To the front of the property there is a small lawned area and a driveway to the side providing off street parking. To the rear there is a good size garden mostly laid to lawn with a paved seating area.

Garage

A double garage, perfect for storage or secure parking. The garage has light and power, electric door and a tap.



view this property online williamhbrown.co.uk/Property/YEA106825



welcome to

Mawcroft Close, Yeadon Leeds

- NO ONWARD CHAIN
- Detached House
- Four Size Bedrooms
- Spacious Living Accommodation
- Large Conservatory

Tenure: Freehold EPC Rating: D

offers in the region of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA106825



Property Ref:
YEA106825 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk