



High Street, Yeadon Leeds LS19 7AB

welcome to

High Street, Yeadon Leeds

Arranged over four floors including storage cellar and benefiting from a private rear garden & views across cricket grounds. A DECEPTIVELY SPACIOUS five bedroom mid terrace stone house, well presented throughout with VERSATILE living accommodation.



Ground Floor Entrance Hall

Enter from the front into the welcoming hallway with stairs leading to the first floor and cellar.

Lounge/Diner

21' 8" Max x 15' 9" Max (6.60m Max x 4.80m Max)

A spacious, bright and airy room having a log burner set into the fireplace making a lovely central focal point, laminate flooring and feature coving. In the dining area there is ample space for a table and chairs, fully glazed patio doors and a skylight allowing a good amount of natural light to flow through.

Kitchen

14' 10" Max x 9' 4" Max (4.52m Max x 2.84m Max)

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink and drainer. There are spaces for appliances including a large range oven, fridge freezer, washing machine and dishwasher. The worksurface continues to create a useful foldable breakfast bar.

Cellar

A useful storage space and has the benefit of a sump pump.

First Floor Bedroom One

13' Plus wardrobes x 9' 6" Max (3.96m Plus wardrobes x 2.90m Max)

A double bedroom positioned to the front elevation with fitted wardrobes and a window overlooking the cricket fields.

Bedroom Two

11' 2" Max x 9' Max (3.40m Max x 2.74m Max)

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

Bedroom Three

8' 4" Max x 6' 8" Max (2.54m Max x 2.03m Max)

A single bedroom positioned to the rear elevation. This would make a great home office depending on

the buyers needs.

Bathroom

A well presented bathroom with fully tiled walls and fitted with a three piece suite comprising of a panel bath with shower over, wc, pedestal wash hand basin and chrome heated towel rail.

Second Floor Landing

With a feature exposed stone wall, arched window, doors to two double bedrooms, shower room and access to the loft.

Bedroom Four

12' 3" Max x 9' 10" Max (3.73m Max x 3.00m Max)

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

Bedroom Five

14' 2" Max x 9' 10" Max (4.32m Max x 3.00m Max)

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

Shower Room

A modern shower room with tiling to the floor and splash areas, fitted with a four piece suite comprising of a bath, walk in shower, wash hand basin with vanity unit below, wc, extractor fan and a chrome heated towel rail.

Outside

To the front of the property there is a small paved area with a wall to the boundary. To the rear there is a private garden with a patio area leading off the dining room, a lawn and further paved area beyond.

Agents Note

There is a easement on the title, please enquire with the branch



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welcome to

High Street, Yeadon Leeds

- Mid Terrace Stone House
- Five Bedrooms (Four Doubles) & Two Bathrooms
- Deceptively Spacious & Versatile Living Accommodation
- Arranged Over Four Floors
- Useful Storage Cellar

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106805 - 0011

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