



High Street, Yeadon Leeds LS19 7AB

welcome to

High Street, Yeadon Leeds

Well presented throughout with VERSATILE living accommodation. 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,



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 - 0012

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