









welcome to

Rufford Avenue, Yeadon Leeds

DECEPTIVELY SPACIOUS and versatile living accommodation A FOUR bedroom mid terrace house, really well presented throughout and arranged over four floors. In a prime and popular Yeadon location with private rear garden boasting far reaching views and in a conservation area.













Yeadon

Yeadon is a small town approx 8 miles from Leeds City Centre. Yeadon High Street has a wide range of amenities, bars, cafes, restaurants and two supermarkets. There are regular buses which service Leeds, Bradford and surrounding areas, ideal for commuters. The prestigious Woodhouse Grove is approx. 2 miles away. Yeadon also boasts Yeadon Tarn which provides pleasant walks around, green space and a children's play park. Yeadon Town Hall built in the 1880's is a beautiful Grade II listed building and hosts numerous shows and concerts throughout the year and also boasts the lovely stage door café and licensed bar.

Ground Floor Entrance Hall

Enter from the front into the hallway with wood flooring and stairs leading to the first floor.

Lounge

14' 3" Max x 11' 8" Max (4.34m Max x 3.56m Max) A spacious bright and airy room with a multi fuel burner set into the fireplace with a wooden lintel, a lovely central focal point. There is an opening to stairs leading to the lower ground floor.

Office/Reception Room

13' 9" Into bay x 10' 7" Max (4.19m Into bay x 3.23m Max) A second lounge/office having a lovely exposed brick fire recess with stone lintel and a large bay window to the front keeping the room bright and airy.

Lower Ground Dining Room

12' 10" Max x 10' Max (3.91m Max x 3.05m Max)
A versatile room currently used as a dining room.

Kitchen

14' 2" Max x 11' 9" Max (4.32m Max x 3.58m Max) A modern kitchen offering a range of wall and base units with complimenting worksurfaces incorporating a sink and drainer with a tiled splashback. Double ovens sit into the tiled recess with a five ring induction hob and there are spaces for further

appliances. The wall units have lighting beneath, there is a character stone floor and a door leads through to the conservatory.

Conservatory

10' Max x 8' 9" Max (3.05m Max x 2.67m Max)
A great addition to this family home creating extra living accommodation, with glazing to all three sides and a stone floor.

Guest Wc

Always useful to have in a busy family home with a wc, wash hand basin set on a table and stone flooring.

First Floor Landing

The stairs rise from the hallway onto the landing with two storage cupboards and stairs leading to the second floor.

Bedroom One

14' 4" Max x 11' Max (4.37m Max x 3.35m Max) A good size double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Four

7' Max x 7' 3" Max (2.13m Max x 2.21m Max) Positioned to the rear elevation with space for free standing furniture and a window boasting far reaching views and overlooking the garden.

Shower Room

A modern bathroom fitted with a three piece suite comprising of a large walk in shower, wc, two wash hand basins with vanity units below and a tiled floor with under floor heating. The room also benefits from a storage cupboard.

Second Floor Bedroom Two

13' 5" Max x 9' 3" Max (4.09m Max x 2.82m Max)
Positioned to the rear elevation with space for free standing furniture and a window boasting far reaching views and overlooking the garden.

Bedroom Three

12' 7" Max x 7' 11" Max (3.84m Max x 2.41m Max) Positioned to the front elevation with under eaves storage and a skylight allowing a good amount of natural light to flow through.

Outside

To the front of the property there is a small low maintenance garden with hedge borders providing privacy. To the rear, a decked seating area leads off the conservatory, perfect for entertaining and al fresco dining in the warmer months. Steps lead down to a lawned area beyond.





welcome to

Rufford Avenue, Yeadon Leeds

- Mid Stone Terrace House
- Deceptively Spacious & Versatile Living Accommodation
- Four Bedrooms
- Arranged Over Four Floors
- Private Rear Garden

Tenure: Freehold EPC Rating: D

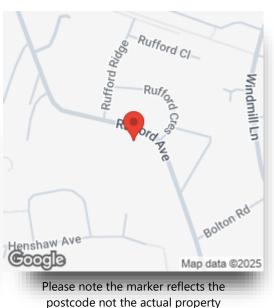
offers over

£325,000









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