



**Rufford Avenue, Yeadon Leeds LS19 7QR**



**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.



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## **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**



Please note the marker reflects the postcode not the actual property

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