



**Millbank, Yeadon Leeds LS19 7AY**



**welcome to**

**Millbank, Yeadon Leeds**

A three bedroom end terrace house in a cul-de-sac position, really well presented throughout and in a popular residential area of Yeadon. The property benefits from a private rear garden, two allocated parking spaces and boasts far reaching views.



## 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 a short drive 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.

### Entrance Hall

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

### Lounge

12' 2" Max x 12' 1" Max ( 3.71m Max x 3.68m Max )  
A bright and airy room benefiting from a useful understairs storage cupboard.

### Kitchen/Diner

11' 7" Max x 9' 11" Max ( 3.53m Max x 3.02m Max )  
A modern kitchen offering a range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob. Integrated appliances include an electric oven and there are spaces for a fridge freezer, dishwasher and washing machine. There is also ample space for a table and chairs. The rear window overlooks the garden and far reaching views.

### Guest Wc

Always useful to have in a busy family home with a wc, wash hand basin and decorative flooring.

### Rear Entrance Hall

With access to the guest wc and rear garden.

### Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms, bathroom and access to the loft.

### Bedroom One

11' Max x 8' 9" Max ( 3.35m Max x 2.67m Max )  
A double bedroom positioned to the rear elevation with fitted wardrobes and a window boasting far reaching views.

### Bedroom Two

9' 7" Max x 8' 9" Max ( 2.92m Max x 2.67m Max )  
A double bedroom positioned to the front elevation with fitted wardrobes.

### Bedroom Three

7' 4" Max x 6' 6" Max ( 2.24m Max x 1.98m Max )  
A good size single bedroom positioned to the rear elevation with a window boasting far reaching views.

### Bathroom

A well presented bathroom with tiling to splash areas and fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin, wc and extractor fan.

### Outside

To the rear there is a good size garden with a paved seating area off the rear door, a lawn and further decked seating area beyond, perfect for al fresco dining and entertaining in the warmer months.

### Parking

There are two allocated parking spaces and an EV charging point.



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## **Millbank, Yeadon Leeds**

- End Terrace House In A Popular Residential Area
- Three Good Size Bedrooms
- Modern Kitchen & Bathroom & Guest Wc
- Good Size Rear Garden
- Allocated Parking Spaces

Tenure: Freehold EPC Rating: C

offers in the region of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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