



**Shaw Leys, Yeadon Leeds LS19 7LA**



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## **Shaw Leys, Yeadon Leeds**

Situated in a popular residential area of Yeadon we are pleased to offer for sale this three bedroom end terrace house, nicely presented throughout with spacious living accommodation. The ground floor briefly comprises of an entrance hall, lounge, spacious kitchen/diner and utility room. To the first



### Entrance Hall

Enter from the front into the hallway with understairs storage, laminate flooring, uPVC double glazed window to the front and stairs leading to the first floor.

### Lounge

12' 2" Max x 12' Max ( 3.71m Max x 3.66m Max )

A good size room with a wall mounted electric fire on the exposed brick chimney breast, carpet flooring and a uPVC double glazed window to the front.

### Kitchen

20' 4" Max x 8' 6" Max ( 6.20m Max x 2.59m Max )

A fabulous kitchen open to the dining room, the real hub of this family home and a great entertaining space. The modern and stylish kitchen offers a good range of wall and base units with high gloss doors, wood worksurfaces incorporating a sink, drainer and five ring gas hob with extractor fan above. Integrated appliances include a double oven, microwave and there are spaces for a slimline dishwasher and American style fridge freezer. A uPVC double glazed window to the rear overlooks the garden and there is laminate flooring.

### Dining Room

18' 4" Max x 7' 10" Max ( 5.59m Max x 2.39m Max )

A spacious dining room, open to the kitchen and having ample space for a table and chairs. The laminate flooring continues from the kitchen, there is a radiator and fully glazed uPVC patio doors to the rear opening out to the garden.

### Utility Room

6' 7" Max x 3' 6" Max ( 2.01m Max x 1.07m Max )

With spaces and plumbing for a washing machine and dryer, vinyl flooring and a uPVC double glazed window to the rear.

### Bedroom One

16' 1" Max x 9' 1" Max ( 4.90m Max x 2.77m Max )

A spacious double bedroom positioned to the rear elevation with carpet flooring, radiator and a uPVC double glazed window overlooking the garden.

### Bedroom Two

14' 2" Max x 11' 9" Max ( 4.32m Max x 3.58m Max )

A good size double bedroom positioned to the front elevation with a built in cupboard, carpet flooring, radiator and a uPVC double glazed window.

### Bedroom Three

8' 4" Max x 7' 11" Max ( 2.54m Max x 2.41m Max )

A good size single bedroom positioned to the front elevation with carpet flooring, radiator and a uPVC double glazed window.

### Bathroom

A modern bathroom with tiled walls and fitted with a three piece suite comprising of a 'P' shaped bath with shower over, wc and wash hand basin set in a vanity unit providing plenty of storage space. The room also benefits from vinyl flooring, radiator, extractor fan and a uPVC double glazed window to the rear.

### Outside

To the front of the property there is a large driveway providing off street parking. To the rear there is a low maintenance private garden having a paved seating area leading off the patio doors. Steps lead to a raised astro turf area and further covered seating area.

### Solar Panels

The solar panels are owned outright by the current owners.



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## Shaw Leys, Yeadon Leeds

- End Terrace House
- Three Good Size Bedrooms
- Spacious & Modern Kitchen/Diner
- Large Driveway Providing Off Street Parking
- Private Rear Garden

Tenure: Freehold EPC Rating: C

**£240,000**



Please note the marker reflects the postcode not the actual property

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YEA106913 - 0002

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