



**Swincar Avenue, Yeadon Leeds LS19 7PF**



**welcome to**

**Swincar Avenue, Yeadon Leeds**

**\*\*NO ONWARD CHAIN\*\*** A two double bedroom mid terrace house in a popular residential area of Yeadon. Offering ready to move into accommodation, the property boasts a large kitchen/diner, front and rear gardens, conservatory and single detached garage.



## 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. 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

13' 11" Into bay x 13' 2" Max ( 4.24m Into bay x 4.01m Max )

A bright and airy room having a feature fireplace and large bay window allowing a good amount of natural light to flow through.

## Kitchen/Diner

16' 5" Max x 9' 11" Max ( 5.00m Max x 3.02m Max )

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink and drainer with extractor hood above and a tiled splashback. Integrated appliances include a under counter fridge and freezer with spaces for a large range oven and washing machine. The kitchen also benefits from an understairs storage cupboard, an access door and fully glazed patio doors to the rear leading to the conservatory.

## Conservatory

5' 8" Max x 11' 4" Max ( 1.73m Max x 3.45m Max )

A great addition creating extra living accommodation with a tiled floor and a door to the side leading out to the garden.

## Bedroom One

13' 1" Max x 11' 6" Max ( 3.99m Max x 3.51m Max )

A double bedroom positioned to the front elevation with a large built in storage cupboard.

## Bedroom Two

10' 6" Max x 9' 8" Into wardrobes ( 3.20m Max x 2.95m Into wardrobes )

A double bedroom positioned to the rear elevation with fitted wardrobes.

## Bathroom

Fully tiled and fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash hand basin, wc and chrome heated towel rail. The room also benefits from underfloor heating.

## Outside

To the front of the property there is a low maintenance paved and decked garden with mature hedges and trees. To the rear there is a large garden with a block paved seating area and lawn beyond. The garden is kept private with well established trees and hedges.

## Garage

A single detached garage, perfect for storage or secure parking.



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## **Swincar Avenue, Yeadon Leeds**

- POPULAR RESIDENTIAL AREA
- FRONT & REAR GARDENS
- CONSERVATORY
- SINGLE DETACHED GARAGE
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

# £225,000



Please note the marker reflects the postcode not the actual property

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