



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



**welcome to**

**Swincar Avenue, Yeadon Leeds**

**\*\*NO ONWARD CHAIN\*\*** Early viewing is highly recommended. This well-presented mid-terrace house features two double bedrooms, neutral decor, a modern kitchen/diner, and spacious rooms. Located in a sought-after residential area of Yeadon.



## 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

15' 1" Into bay x 12' 10" ( 4.60m Into bay x 3.91m )  
A spacious, bright and airy room with a wall mounted electric fire and a large bay window to the front allowing a good amount of natural light to flow through.

## Kitchen/Diner

16' 3" Max x 7' Max ( 4.95m Max x 2.13m Max )  
A modern and stylish kitchen offering a range of wall and base units with worksurfaces incorporating a sink and drainer with a tiled splashback. There are spaces for all appliances including an oven, washing machine, dishwasher and fridge freezer. There is space for a table and chairs and a useful understairs storage cupboard. A door to the rear gives access to the garden.

## Landing

The stairs rise from the hallway onto the landing with doors to two double bedrooms and bathroom.

## Bedroom One

12' 11" Max x 11' 5" Max ( 3.94m Max x 3.48m Max )  
A good size double bedroom positioned to the front elevation with a built in storage cupboard and space for free standing furniture.

## Bedroom Two

9' 7" Max x 8' 5" Max ( 2.92m Max x 2.57m Max )  
A double bedroom positioned to the rear elevation with space for free standing furniture.

## Bathroom

With tiled walls and comprising of a bath with shower over, pedestal wash hand basin, wc and a chrome heated towel rail.

## Outside

To the front of the property there is a lawn with well established shrubs and hedge borders, to the rear there is a private garden mostly laid to lawn with a path leading to a rear access gate. The garden also benefits from having a useful storage shed.



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## **Swincar Avenue, Yeadon Leeds**

- TWO DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- STORAGE SHED
- NEUTRAL DECOR THROUGHOUT
- CENTRAL HEATING & DOUBLE GLAZING

Tenure: Freehold EPC Rating: F

# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106936 - 0003

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