



Football, Yeadon Leeds LS19 7QF

welcome to

Football, Yeadon Leeds

Situated in a sought-after Yeadon location, it enjoys close proximity to amenities. A charming end-terrace stone property, elegantly finished to a good standard and offering generous living spaces. This delightful home features four double bedrooms, a stylish kitchen/diner and a private rear garden.



Yeadon

Yeadon is a charming small town located approximately 8 miles from Leeds City Centre. The High Street offers a variety of amenities, including bars, cafes, restaurants, and two supermarkets. Regular bus services connect Yeadon to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The town is home to Yeadon Tarn, a scenic spot perfect for leisurely walks, green spaces, and a children's play park. Yeadon Town Hall, a beautiful Grade II listed building from the 1880s, hosts numerous shows and concerts throughout the year and features the delightful Stage Door Café and licensed bar.

Ground Floor Entrance Hall

Enter from the rear into the hallway with stairs leading to the first floor

Lounge

14' 6" Max x 12' 9" Max (4.42m Max x 3.89m Max)

A bright and airy room having a feature fireplace, characterful coving and ceiling rose. Dual aspect windows to the side and rear allow a good amount of natural light to flow through.

Kitchen/Diner

24' 1" Max x 14' Max (7.34m Max x 4.27m Max)

A fabulous space, the real hub of this family home. The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. The oven is integrated and there are spaces for further appliances. The dining area has a lovely exposed brick feature fireplace with log burner, built in cupboard and shelving into the recess and a door to the front gives access to the garden.

Lower Ground Cellar

A useful storage cellar, used as a gym by the current owners and housing the boiler.

First Floor Landing

The stairs rise from the hallway onto the landing with doors to three double bedrooms, bathroom and stairs leading to the second floor.

Bedroom One

14' Max x 9' 1" Max (4.27m Max x 2.77m Max)

A double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Two

12' 10" Max x 9' 5" Plus wardrobes (3.91m Max x 2.87m

Plus wardrobes)

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

Bedroom Three

10' 9" Max x 9' Max (3.28m Max x 2.74m Max)

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

Bathroom

A modern bathroom with tiling to the floor and splash areas fitted with a three piece suite comprising of a walk in shower, wash hand basin with vanity unit below and wc.

Second Floor

Bedroom Four

22' 9" Max x 13' 11" Max (6.93m Max x 4.24m Max)

A spacious bright and airy double bedroom with ample space for free standing furniture. The window to the front and three skylights allow a good amount of natural light to flow through. The room also boasts a free standing claw foot bath and has access to a wc.

Outside

To the rear there is a private garden laid to lawn with a paved seating area beyond.



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Football, Yeadon Leeds

- CHARACTERFUL HOUSE
- ARRANGED OVER FOUR FLOORS
- FOUR DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- PRIME YEADON LOCATION

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106950 - 0003

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