



**Banksfield Avenue, Yeadon Leeds LS19 7JX**

**welcome to**

**Banksfield Avenue, Yeadon Leeds**

A charming three-bedroom semi-detached dormer bungalow, featuring spacious living areas & neutral decor throughout. Situated on a generous corner plot, the property boasts gardens on three sides, off-street parking for two cars, and a detached single garage. This home is offered with no onward chain



## 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.

## Lounge

17' Max x 10' 6" Max ( 5.18m Max x 3.20m Max )

A spacious room open to the dining room and with a feature electric fireplace.

## Dining Room

8' 9" Max x 7' 9" Max ( 2.67m Max x 2.36m Max )

Open to the lounge and perfect for more formal dining and entertaining.

## Kitchen

15' 3" Max x 8' 5" Max ( 4.65m Max x 2.57m Max )

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for all appliances and a side door gives access to the garden.

## Bedroom One

12' 7" Max x 10' 7" Max ( 3.84m Max x 3.23m Max )

A double bedroom positioned to the rear elevation with fitted wardrobes providing ample storage space.

## Bathroom

With tiled walls and fitted with a three piece suite comprising of a bath with shower over, wc and pedestal wash hand basin.

## Bedroom Two

19' 11" Max x 15' Limited head height ( 6.07m Max x 4.57m Limited head height )

A spacious double bedroom with space for free standing furniture and under eaves storage.

## Bedroom Three

10' 7" Max x 7' 6" Max ( 3.23m Max x 2.29m Max )

A double bedroom with space for free standing furniture.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

## Outside

There are gardens to three sides with well established trees, shrubs, lawn and seating areas. To the side there are two driveways providing off street parking for two cars.

## Garage

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



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## **Banksfield Avenue, Yeadon Leeds**

- LARGE CORNER PLOT
- SPACIOUS LIVING ACCOMMODATION
- GARDENS TO THREE SIDES
- OFF STREET PARKING FOR TWO CARS
- DETACHED GARAGE

Tenure: Freehold EPC Rating: C

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106917 - 0002

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