



Manor Terrace, Yeadon Leeds LS19 7NY

welcome to

Manor Terrace, Yeadon Leeds

This charming stone-built end terrace house is nicely presented throughout. It features a delightful conservatory, a convenient utility room, and a predominantly south-facing private garden. This property is sure to attract a wide range of buyers, and viewing is highly recommended.



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.

Entrance Hall

Enter from the side into the hallway giving access to the kitchen

Kitchen

13' Max x 8' 8" Max (3.96m Max x 2.64m Max)
The kitchen offers a range of base units with wood work surfaces incorporating a Belfast sink and gas hob. Integrated appliances include an oven, dishwasher and there is space for a fridge freezer. The kitchen also benefits from an understairs storage cupboard

Utility Room

4' 10" Max x 3' 5" Max (1.47m Max x 1.04m Max)
Having base units with wood work surfaces, plumbing for a washing machine and housing the boiler.

Lounge

14' Max x 13' 1" Max (4.27m Max x 3.99m Max)
A bright and airy room with a gas fireplace, wood flooring, stairs leading to the first floor and fully glazed wooden doors leading to the conservatory.

Conservatory

8' 6" Max x 7' 10" Max (2.59m Max x 2.39m Max)
A great addition to this home creating extra living accommodation, fully glazed to all three sides allowing a good amount of natural light to flow

through to the lounge. Double doors open out to the garden.

Landing

The stairs rise from the lounge onto the landing with doors to three bedrooms, shower room and access to the loft.

Bedroom One

13' Max x 8' 8" Max (3.96m Max x 2.64m Max)
A double bedroom positioned to the rear elevation with wood flooring and space for free standing furniture.

Bedroom Two

10' Max x 7' 4" Max (3.05m Max x 2.24m Max)
A good size bedroom positioned to the front elevation with wood flooring and space for free standing furniture.

Bedroom Three

9' 8" Max x 6' 7" Max (2.95m Max x 2.01m Max)
A good size single bedroom positioned to the side elevation with built in wardrobes and wood flooring.

Shower Room

With tiling to the floor and splash areas, fitted with a three piece suite comprising of a walk in shower, wc and wash hand basin with storage below. The room is finished off with brushed gold fittings and heated towel rail,

Outside

To the rear of the property there is a predominantly South facing private garden with a paved seating area leading off the conservatory, lawn and pebbled area beyond.



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Manor Terrace, Yeadon Leeds

- CHARACTERFUL END TERRACE HOUSE
- THREE BEDROOMS
- CONSERVATORY
- UTILITY ROOM
- PREDOMINANTLY SOUTH FACING GARDEN

Tenure: Freehold EPC Rating: D

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106149 - 0002

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