



Westfield Avenue, Yeadon Leeds LS19 7NT

welcome to

Westfield Avenue, Yeadon Leeds

**** REFURBISHMENT OPPORTUNITY**** A three bedroom end terrace house with huge potential and a great opportunity for first time buyers looking to get on the property ladder. The house features well proportioned rooms, front and rear gardens and a detached garage. Selling 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.

Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

14' 1" Max x 11' 5" Max (4.29m Max x 3.48m Max)
A good size room with a feature fireplace.

Kitchen/Diner

14' Max x 11' 11" Max (4.27m Max x 3.63m Max)
The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and electric hob and there are space for all appliances. There is a useful pantry cupboard and a lift up to the bedroom.

Landing

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

Bedroom One

11' 10" Max x 11' 1" Max (3.61m Max x 3.38m Max)
A double bedroom positioned to the rear elevation with fitted wardrobes and a built in cupboard housing the water tank.

Bedroom Two

11' 6" Max x 11' 1" Max (3.51m Max x 3.38m Max)
A double bedroom positioned to the front elevation

with space for free standing furniture.

Bedroom Three

8' 5" Max x 5' 10" Max (2.57m Max x 1.78m Max)
A single bedroom positioned to the front elevation with space for free standing furniture.

Shower Room

Fitted with a three piece suite comprising of a wheelchair accessible shower, wc and pedestal wash hand basin.

Outside

The front and side of the property is laid to lawn with a path leading to the front door. To the rear there is a paved seating area with lawn beyond.

Garage

A single detached garage perfect for storage or secure parking.



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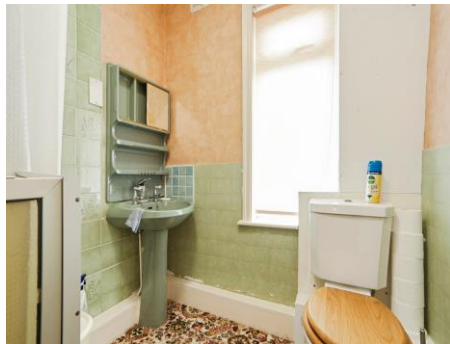
Westfield Avenue, Yeadon Leeds

- **OPEN HOUSE EVENT 10TH MAY 11-12PM - PHONE TO BOOK A SLOT**
- WELL PROPORTIONED ROOMS - REFURBISHMENT OPPORTUNITY
- CLOSE TO AMENITIES & WELL REGARDED SCHOOLS
- POPULAR RESIDENTIAL AREA
- GREAT FOR FIRST TIME BUYERS & INVESTORS

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106960 - 0003

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