



Aire View, Yeadon Leeds LS19 7TL

welcome to

Aire View, Yeadon Leeds

A beautifully presented three double bedroom end-of-terrace home, ideally situated in a sought-after residential area. This spacious and versatile property offers flexible living accommodation, featuring a stunning open-plan kitchen/snug area perfect for modern living 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.

Entrance Hall

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

Living Room

14' Max x 13' 4" Max (4.27m Max x 4.06m Max)
A spacious room with neutral decor and a feature electric fireplace.

Lounge

14' 1" Into lift x 10' 11" Max (4.29m Into lift x 3.33m Max)
A spacious room with access to a wet room and lift to a first floor bedroom.

Wet Room

Fitted with a three piece suite comprising of a shower, wall mounted wash hand basin and wc.

Kitchen

17' 4" Max x 8' 6" Max (5.28m Max x 2.59m Max)
A great size kitchen which is open to the extension, the real hub of this family home. The modern kitchen offers a good range of wall and base units with gloss doors, complimenting work surfaces incorporating a sink, drainer and induction hob. There is an integrated double oven and space for a washing machine, fridge freezer and dishwasher. The room also benefits from an understairs storage cupboard which has space for a dryer.

Snug

14' 10" Max x 11' 11" Max (4.52m Max x 3.63m Max)
Open to the kitchen, a bright and airy room with two skylights and fully glazed bi-fold doors opening to the garden.

Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms, bathroom and access to the part boarded loft.

Bedroom One

14' 2" Max x 11' Max (4.32m Max x 3.35m Max)
A spacious double bedroom positioned to the front elevation with built in cupboards and neutral decor.

Bedroom Two

17' 5" Max x 10' 6" Max (5.31m Max x 3.20m Max)
A spacious double bedroom with neutral decor, a lift with access to the ground floor lounge and dual aspect windows to the front and rear allowing a good amount of natural light to flow through.

Bedroom Three

11' 1" Max x 10' 8" Max (3.38m Max x 3.25m Max)
A double bedroom positioned to the rear elevation with fitted wardrobes and a feature wall.

Bathroom

A modern bathroom fitted with a three piece suite comprising of a bath with shower over, wash hand basin with storage below, wc and chrome heated towel rail.

Outside

To the front of the property there is a block paved driveway providing off street parking for multiple cars. To the rear there is a large private garden mostly laid to lawn with a paved seating area leading off the snug. Additionally there are two storage sheds.



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Aire View, Yeadon Leeds

- EXTENDED END TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- MODERN KITCHEN/SNUG
- SECOND LOUNGE WITH LIFT

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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