



Football, Yeadon Leeds LS19 7QF

welcome to

Football, Yeadon Leeds

An exceptional three-bedroom semi-detached home, beautifully renovated throughout to an impressive standard. This stylish property features a contemporary kitchen and bathroom, a versatile loft room, and a useful storage cellar. Recently fitted with brand-new carpets and freshly decorated.



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

Lounge

15' 4" Max x 12' 4" Max (4.67m Max x 3.76m Max)
A spacious bright and airy room, packed with character including an exposed original stone feature inglenook fireplace with log burner and display lighting, exposed stone wall, exposed wood beams and a designer vertical anthracite radiator.

Kitchen

15' 11" Max x 14' 2" Max (4.85m Max x 4.32m Max)
A modern and stylish newly fitted kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above. Brand new AEG integrated appliances include an oven, microwave, dishwasher, fridge freezer, wine cooler and washer/dryer which all have warranties. Additionally there is an exposed stone small inglenook fireplace with display lighting adding real character, stone flooring with damp proof membrane underneath, designer anthracite vertical radiator and fully glazed French doors lead out to the rear courtyard.

Lower Ground Cellar

A useful storage cellar with a fabulous vaulted ceiling.

First Floor Landing

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

Bedroom One

13' 10" Max x 9' 7" Max (4.22m Max x 2.92m Max)
A good size double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Two

10' 5" Max x 9' 7" Max (3.17m Max x 2.92m Max)
A double bedroom positioned to the rear elevation having a built in wardrobe with lighting.

Bedroom Three

10' 1" Max x 6' 1" Max (3.07m Max x 1.85m Max)
A generous single bedroom positioned to the rear elevation with space for free standing furniture.

Bathroom

A modern and newly fitted bathroom, fully tiled and fitted with a three piece suite comprising of a bath with shower over, wash hand basin with storage below, wc and a designer black heated towel rail. Additionally there is a round back-light designer mirror.

Second Floor

16' 4" Max x 13' 9" Max (4.98m Max x 4.19m Max)
This is such a great and versatile space in the loft with characterful exposed stone walls. This would be perfect for a home office or extra bedroom space for family or guests. Additionally there is plenty of under eaves storage and the roof has been insulated.

Loft Room

16' 4" Max x 13' 9" Max (4.98m Max x 4.19m Max)
The second floor reveals a fully insulated superb loft room, thoughtfully converted to provide a versatile additional space. Whether used as a home office,

guest bedroom, creative studio, or second lounge, this room adds valuable flexibility to the home. Featuring exposed stone feature walls with up-down display lighting, ceiling down-lighters and double sockets. Additionally there is ample under eaves storage space and a Velux window.

Outside

To the front there is a large block paved driveway providing off street parking and there is a low maintenance courtyard to the rear with Yorkshire stone flags.



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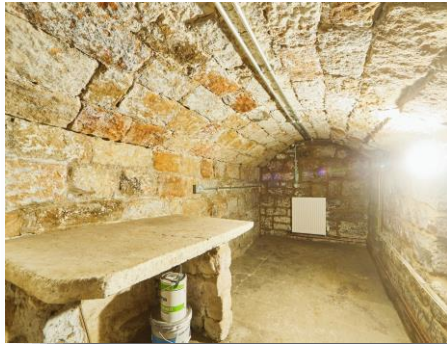
welcome to

Football, Yeadon Leeds

- NEW KITCHEN & BATHROOM
- FULLY RENOVATED THROUGHOUT TO A HIGH STANDARD
- NEW QUALITY CARPETS
- PARTIALLY REWIRED WITH ADDITIONAL SOCKETS
- CHARACTERFUL EXPOSED STONE WALLS & FIREPLACES

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of
£325.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107058 - 0006

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william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk