



Haw Avenue, Yeadon Leeds LS19 7XE

welcome to

Haw Avenue, Yeadon Leeds

This property boasts a SPACIOUS kitchen/diner, three good sized bedrooms, a modern wet room, a private driveway, a rear garden, and a VERSATILE OUTBUILDING—ideal for a variety of uses. A well-proportioned three-bedroom semi-detached home situated in a popular residential area of Yeadon.



Entrance Hall

Enter from the front into the hallway with an understairs storage cupboard and stairs leading to the first floor.

Lounge

13' 11" Max x 11' 11" Max (4.24m Max x 3.63m Max)
A good size room with an electric fireplace and laminate flooring.

Dining Room

10' 4" Max x 9' 7" Max (3.15m Max x 2.92m Max)
Open to the kitchen with ample space for a table and chairs.

Kitchen

The kitchen is well presented and is open to the dining room offering a range of wall and base units with work surfaces incorporating a sink and drainer with a tiled splashback. There is space for a free standing oven and further appliances. A door gives access to the porch.

Side Porch

With access to three great storage rooms, one having plumbing for a washing machine.

Wc

There is a downstairs wc in the side extension.

Landing

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

Bedroom One

13' 1" Max x 11' 11" Max (3.99m Max x 3.63m Max)
A double bedroom positioned to the front elevation with a built in storage cupboard.

Bedroom Two

13' 1" Max x 9' 6" Max (3.99m Max x 2.90m Max)
A double bedroom positioned to the rear elevation with a built in storage cupboard.

Bedroom Three

8' 8" Max x 7' 8" Max (2.64m Max x 2.34m Max)
A single bedroom positioned to the front elevation with dual aspect windows and wood flooring.

Wet Room

With tiled walls and comprising of a shower area, wall mounted wash hand basin and wc.

Outside

To the front of the property there is a pebbled driveway providing off street parking. To the rear there is a good size garden with a pebbled area and lawn beyond. Additionally there is a covered paved seating area and CCTV.

Outbuilding

12' 8" Max x 10' Max (3.86m Max x 3.05m Max)
A versatile space with power, light and patio doors.



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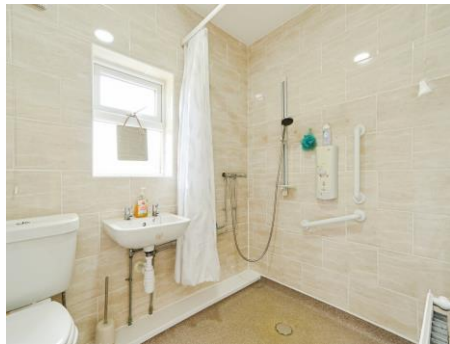
welcome to

Haw Avenue, Yeadon Leeds

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- WET ROOM
- DRIVEWAY
- PRIVATE REAR GARDEN

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

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106367 - 0010

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