



**Rufford Avenue, Yeadon Leeds LS19 7QR**

**welcome to**

**Rufford Avenue, Yeadon Leeds**

A well-maintained three double bedroom mid-terrace home, thoughtfully arranged over four levels. This spacious property boasts a stylish kitchen/diner, a modern four-piece bathroom, a private rear garden, and the added benefit of a driveway. Viewing 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.

### Ground Floor Entrance Hall

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

### Lounge

16' 5" Max x 13' 10" Max ( 5.00m Max x 4.22m Max )  
A spacious, bright and airy room having a log burner set into an exposed brick fireplace with wood lintel. There are cupboards and shelving built into the recesses.

### Kitchen/Diner

15' 3" Max x 12' 11" Max ( 4.65m Max x 3.94m Max )  
A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink and drainer. The dishwasher is integrated and there are spaces for a large range oven and fridge freezer. The dining area has a fabulous feature stone fireplace and space for a table and chairs. A rear door gives access to the porch.

### Lower Ground Floor Cellar

A great storage room with space for a tumble dryer.

### First Floor Bedroom Two

13' 2" Max x 10' 8" Max ( 4.01m Max x 3.25m Max )  
A double bedroom positioned to the front elevation

with space for free standing furniture.

### Bedroom Three

13' 3" Max x 10' 9" Max ( 4.04m Max x 3.28m Max )  
A double bedroom positioned to the rear elevation with space for free standing furniture.

### Bathroom

Fully tiled and fitted with a four piece suite comprising of a bath, wc, pedestal wash hand basin, shower cubicle and chrome heated towel rail.

### Second Floor Bedroom One

17' Max x 16' 2" Max ( 5.18m Max x 4.93m Max )  
A spacious double bedroom with under eaves storage, exposed wood beams and access to the loft. Additionally the room features a shower cubicle, wash hand basin and wc.

### Outside

To the rear there is driveway providing off street parking and steps leading up to a seating area, perfect for entertaining and al-fresco dining.

### Agents Note

There is an easement on the title, please enquire with the branch. There is an access road at the back of the house.



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## **Rufford Avenue, Yeadon Leeds**

- MID TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- ARRANGED OVER FOUR FLOORS
- PRIVATE REAR GARDEN
- OFF STREET PARKING

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

offers over

**£259,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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