



Football, Yeadon Leeds LS19 7QF

welcome to

Football, Yeadon Leeds

A charming mid-terrace characterful stone house, tastefully presented and arranged across three floors. This delightful property is in a desirable location and offers three bedrooms, a stylish kitchen/diner, two contemporary bathrooms, a private rear garden, and a useful cellar.



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 Lounge

16' 9" Max x 13' 4" Max (5.11m Max x 4.06m Max)
A bright and airy room packed with character features including exposed stone walls and fireplace with a log burner. Additionally there are double doors leading to the kitchen/diner.

Kitchen/Diner

13' 9" Max x 13' 3" Max (4.19m Max x 4.04m Max)
A beautiful characterful cottage kitchen having a range of wall and base units with work surfaces incorporating a sink and drainer. A large range cooker sits in the exposed stone fireplace and really is the main focal point of this room. Additionally there are spaces for further appliances, table and chairs.

Shower Room

A fabulous addition to this family home, fitted with a shower cubicle, wash hand basin with storage below, wc and heated towel rail.

Lower Ground Cellar/Utility

15' 1" Max x 4' Max (4.60m Max x 1.22m Max)
A great storage space

First Floor Bedroom One

13' 9" Max x 11' 1" Max (4.19m Max x 3.38m Max)
A double bedroom positioned to the rear elevation with a feature fireplace and built in cupboards.

Bedroom Two

13' 10" Max x 11' 2" Max (4.22m Max x 3.40m Max)
A double bedroom positioned to the front elevation with a feature fireplace and space for free standing furniture.

Bedroom Three

9' 4" Max x 6' 9" Max (2.84m Max x 2.06m Max)
A single bedroom positioned to the front elevation with space for free standing furniture and access to the loft.

Bathroom

A stylish bathroom fitted with a three piece suite comprising of a free standing bath with claw feet, wash hand basin and wc.

Outside

A well maintained private rear garden having a Indian stone paved seating area, lawn and flowerbeds beyond. Additionally there is an outside tap.

Agents Note

There is a easement on the title, please enquire with the branch



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Football, Yeadon Leeds

- CHARACTERFUL MID TERRACE HOUSE
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- TWO BATHROOMS
- PRIVATE REAR GARDEN

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

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA104219 - 0002

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