



Netherfield Terrace, Yeadon Leeds LS19 7PD

welcome to

Netherfield Terrace, Yeadon Leeds

A beautifully presented mid-terrace stone property arranged over three floors. This charming home offers well-proportioned rooms, a modern kitchen and bathroom, two spacious double bedrooms, and a delightful private rear garden. Viewing is highly recommended.



Entrance Hall

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

Lounge

14' 1" Max x 13' 11" Max (4.29m Max x 4.24m Max)

A bright and airy room having a fabulous feature fireplace with a log burner set into the exposed brick recess with stone lintel and wood flooring.

Kitchen

14' 3" Max x 8' 10" Max (4.34m Max x 2.69m Max)

A beautifully presented kitchen offering a range of wall and base units with work surfaces incorporating a Belfast sink and gas hob with a tiled splashback and extractor fan above. Integrated appliances include an oven, dishwasher and there is space for a fridge freezer. The wood floor really compliments the units giving a lovely sleek finish.

Cellar

A large storage cellar on the lower ground with plumbing for a washing machine, dryer and housing the boiler.

Landing

The stairs rise from the hallway onto the landing with an airing cupboard, doors to two bedrooms and bathroom.

Bedroom One

14' Max x 8' 11" Max (4.27m Max x 2.72m Max)

A good size double bedroom with space for free standing furniture.

Bedroom Two

11' Max x 8' 11" Max (3.35m Max x 2.72m Max)

A double bedroom with space for free standing furniture.

Bathroom

A modern and stylish bathroom, fitted with a four piece suite comprising a freestanding bath, shower cubicle, wc, wash hand basin and a chrome heated

towel rail.

Outside

To the rear there is a well maintained, pretty garden with a paved seating area and lawn beyond.

Agenys Note

There is a easement on the title, please enquire with the branch - Right of way to the rear.



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Netherfield Terrace, Yeadon Leeds

- MID TERRACE STONE HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- ARRANGED OVER THREE FLOORS
- MODERN KITCHEN & BATHROOM
- PRIVATE REAR GARDEN

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

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107187 - 0003

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