



Enfield, Yeadon Leeds LS19 7RY

welcome to

Enfield, Yeadon Leeds

A CHARMING two-bedroom mid-terrace home in a sought-after Yeadon location, NICELY PRESENTED throughout with generously sized rooms. The property offers TWO DOUBLE bedrooms, a welcoming kitchen/diner, a newly fitted bathroom, and both front and rear GARDENS.



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.

Lounge

15' 7" Into recess x 11' 10" Max (4.75m Into recess x 3.61m Max)

This bright and welcoming room is centred around a charming exposed brick fireplace topped with a rustic wooden lintel. Built-in shelves nestle into the alcoves, offering both character and convenient storage. The stairs lead from this room up to the first floor.

Kitchen/Diner

15' 8" Max x 7' 11" Max (4.78m Max x 2.41m Max)

A well-designed kitchen featuring a comprehensive range of wall and base units complemented by work surfaces incorporating a sink, drainer, and gas hob. An integrated oven is included, with designated spaces for additional appliances. The adjoining dining area offers ample room for a table and chairs and there is a useful understairs cupboard. A convenient access door opens to the rear garden.

Bedroom One

12' 7" Max x 11' 1" Max (3.84m Max x 3.38m Max)

A generously sized double bedroom situated to the front of the property, featuring two built-in cupboards, one of which has built in hangers and shelving for clothing and ample space for additional freestanding furniture.

Bedroom Two

9' 9" Max x 8' 11" Max (2.97m Max x 2.72m Max)

This rear-facing double bedroom provides plenty of room for your choice of freestanding pieces, creating a comfortable and versatile space.

Bathroom

Recently renovated and finished with splash-back tiling, the bathroom is fitted with a three-piece suite comprising a bath with shower over, pedestal wash basin, and WC, all tastefully complimented with chrome fittings.

Outside

At the front, a neat lawn is complemented by a pathway leading to the front door. To the rear, the garden is designed for easy upkeep with an astro-turf lawn and a paved seating area—perfect for relaxing outdoors.

Agents Note

1. There is a right of way at the rear for neighbours bins.
2. Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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Enfield, Yeadon Leeds

- MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- NEWLY FITTED BATHROOM
- FRONT & REAR GARDENS
- WELL PROPORTIONED ROOMS

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

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA105774 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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