



South View Crescent, Yeadon Leeds LS19 7JA

welcome to

South View Crescent, Yeadon Leeds

An extended three bedroom semi detached house, beautifully presented throughout with spacious living accommodation. The house features an open plan lounge/dining, modern kitchen, conservatory, office, stylish shower room, off street parking and private rear garden.



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.

Entrance Hall

Enter from the front into the welcoming hallway with stairs leading to the first floor.

Lounge

17' 6" Into bay x 11' 4" Max (5.33m Into bay x 3.45m Max)
A bright and airy room, open to the dining room and having a fabulous feature fireplace with a log burner and wood lintel above which really is the focal point of the room. The bay window to the front allows a good amount of natural light to flow through.

Dining Room

14' Max x 9' 11" Max (4.27m Max x 3.02m Max)
Open to the lounge and kitchen with wood flooring and double doors leading through to the conservatory.

Office

10' 10" Max x 7' 2" Max (3.30m Max x 2.18m Max)
A flexible space currently used as a home office, offering potential for a variety of uses to suit the buyer's needs.

Kitchen

9' 5" Max x 7' 6" Max (2.87m Max x 2.29m Max)
Open to the dining room, a modern and stylish kitchen offering a range of wall and base units with grey gloss doors, complimenting work surfaces incorporating a sink, drainer and gas hob with a tiled

splashback and extractor above. There is an integrated oven and spaces for a dishwasher and American style fridge freezer.

Wc/Utility

Always useful to have in a busy family home with a wc, wash hand basin and plumbing for a washing machine.

Bedroom One

14' 11" Max x 8' 4" Max (4.55m Max x 2.54m Max)
A spacious double bedroom positioned to the front elevation with fitted wardrobes.

Bedroom Two

11' 8" Max x 8' 6" Max (3.56m Max x 2.59m Max)
A double bedroom positioned to the rear elevation with fitted wardrobes.

Bedroom Three

7' 2" Max x 5' Max (2.18m Max x 1.52m Max)
A single bedroom positioned to the front elevation with a built in cupboard.

Shower Room

A modern and stylish shower room fitted with a three piece suite comprising a walk in shower with rainfall shower head, wc, and wash hand basin with storage below all complimented by black fittings.

Outside

To the front of the property, a neatly laid block-paved driveway provides ample off-road parking, offering both practicality and curb appeal. The rear garden is designed for low maintenance and year-round enjoyment, featuring astro turf that ensures a lush green look without the upkeep. Complementing the outdoor space are stylish covered seating areas, perfect for relaxing or entertaining guests in comfort, regardless of the weather.



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South View Crescent, Yeadon Leeds

- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN & STYLISH KITCHEN & SHOWER ROOM
- OFF STREET PARKING

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

offers over
£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106745 - 0004

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