



Haw Avenue, Yeadon Leeds LS19 7XD

welcome to

Haw Avenue, Yeadon Leeds

A beautiful semi-detached home set over three floors with two double bedrooms a fabulous loft room, spacious lounge/diner, and a handy utility room. Enjoy front and rear gardens, a detached garage, and off street parking. Close to shops, schools, parks, and excellent transport links.



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 hallway with stairs leading to the first floor.

Lounge/Diner

A spacious, bright and airy room having a fireplace with wood lintel and dual aspect windows allowing a good amount of natural light to flow through.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor fan above and a tiled splashback. There is an integrated oven and spaces for further appliances.

Utility Room

Conveniently located off the kitchen having further storage cupboards, plumbing and space for a washing machine.

Bedroom One

A spacious double bedroom with a built in cupboard.

Bedroom Two

A double bedroom with space for free standing furniture.

Bathroom

Fully tiled and fitted with a three piece suite

comprising a bath with shower over, wc, basin and a chrome heated towel rail.

Bedroom Three

Located on the second floor with space for free standing furniture and a skylight boasting beautiful views.

Outside

The well maintained front garden adds real curb appeal with a raised lawn and a driveway to the side provides off street parking. The rear garden has a paved seating area with a lawn beyond.

Garage

A large garage with overhead storage and a side access door.



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Haw Avenue, Yeadon Leeds

- SPACIOUS SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- FABULOUS LOFT ROOM
- UTILITY ROOM
- ARRANGED OVER THREE FLOORS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107287 - 0002

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