



**Manor Close, Yeadon Leeds LS19 7NZ**

**welcome to**

## **Manor Close, Yeadon Leeds**

A spacious mid-terrace home with three good-sized bedrooms, modern kitchen and bathroom, and open-plan living. Beautifully presented throughout, featuring a private rear garden with storage shed. Located in a great area close to amenities and 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 welcoming hallway with stairs leading to the first floor.

## **Lounge**

Open to the kitchen/diner, a bright and airy room with natural light flowing through from the dining area.

## **Kitchen/Diner**

A beautifully presented modern kitchen/diner, open to the lounge, offering a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include an oven, fridge freezer, dishwasher and washing machine. The work surface continues to create a breakfast bar. The dining area has ample space for a table and chairs and fully glazed patio doors lead out to the garden.

## **Bedroom One**

A spacious double bedroom with space for free standing furniture.

## **Bedroom Two**

A double bedroom with a built in cupboard.

## **Bedroom Three**

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

## **Bathroom**

A modern bathroom, part tiled and fitted with a three piece suite comprising a bath with shower over, wc and basin. The contrasting black heated towel rail and fitments give a real stylish finish.

## **Outside**

To the front of the property there is a low maintenance garden with a path leading to the front door. The rear garden has a paved area leading off the dining room with a lawn beyond.

## **Outbuilding**

A brick built shed, perfect for storage.



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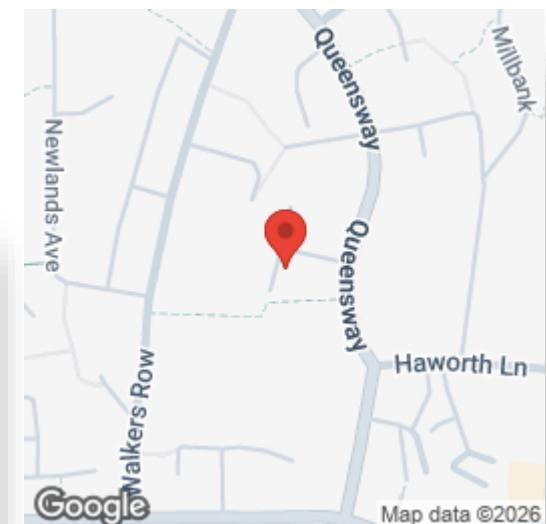
- \*\*OPEN DAY SAT 24TH JAN 11-12PM - PHONE TO BOOK A SLOT\*\*
- THREE GOOD SIZE BEDROOMS
- MODERN KITCHEN & BATHROOM
- SPACIOUS MID TERRACE HOUSE, OPEN PLAN LIVING
- BEAUTIFULLY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£220,000**



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