



Kirk Lane, Yeadon Leeds LS19 7LX

welcome to

Kirk Lane, Yeadon Leeds

A two double bedroom mid terrace stone cottage, nicely presented throughout with well proportioned rooms. In a prime Yeadon location with easy access to the amenities. A great property that is sure to appeal to a wide range of buyers.



Entrance Hall

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

Lounge

12' 11" x 11' (3.94m x 3.35m)

A good size lounge having a wood burner set in an exposed stone fireplace, the real focal point of the room. The room also benefits from carpet flooring, radiator and two uPVC double glazed windows to the front.

Kitchen/Diner

14' 2" x 12' 1" (4.32m x 3.68m)

A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for a washing machine, dryer and full height fridge freezer. The boiler is housed in one of the cupboards and also benefiting from laminate flooring, radiator, two uPVC double glazed windows and a stable door to the rear leading out to the garden. There is also a door leading to the cellar.

Landing

The stairs rise from the hallway onto the carpeted landing with doors to two double bedrooms, bathrooms and access to a part boarded loft.

Bedroom One

12' 3" x 11' 2" (3.73m x 3.40m)

A double bedroom positioned to the front elevation with a built in storage cupboard, carpet flooring, radiator and two uPVC double glazed windows.

Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator and two uPVC double glazed windows.

Bathroom

A modern bathroom, part tiled and fitted with a three piece suite comprising of a panel bath with shower above, pedestal wash hand basin and wc. The

room also benefits from an extractor fan, radiator, ceiling spotlights and a uPVC double glazed window to the rear.

Outside

To the front of the property there is a small private yard with iron fencing around. To the rear is a private low maintenance garden with a pebbled seating area, raised planters and a path leading to the rear access gate.



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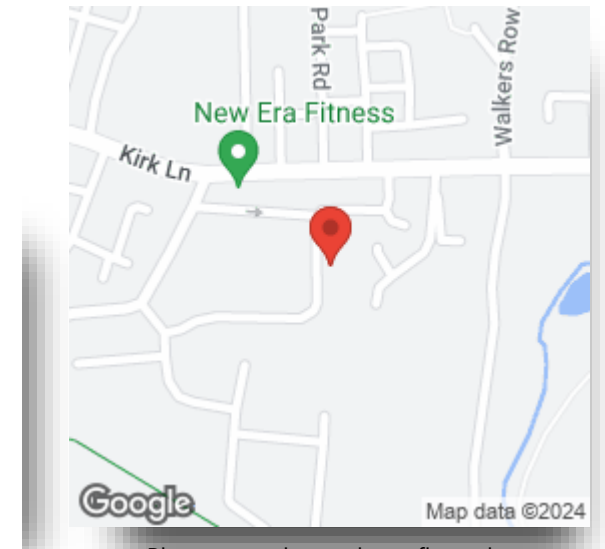
welcome to

Kirk Lane, Yeadon Leeds

- Mid Terrace Stone Cottage
- Two Double Bedrooms
- Private Rear Garden
- Nicely Presented Throughout
- Prime Yeadon Location

Tenure: Freehold EPC Rating: D

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106508 - 0002

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