



Hudsons Terrace, Yeadon Leeds LS19 7UL

welcome to

Hudsons Terrace, Yeadon Leeds

A three double bedroom mid terrace property in a fabulous location close to Yeadon Tarn. A great family home which will appeal to a range of buyers with spacious and versatile living accommodation and a loft space with the potential to fully convert STBR.



Ground Floor Entrance Hall

Enter from the front through a uPVC double glazed door with a radiator and stairs leading to the first floor.

Lounge

13' 9" x 13' 8" Into recess (4.19m x 4.17m Into recess)
A good size room having a multifuel burner set on an Indian stone hearth, a really lovely central focal point, feature exposed beams, radiator and French uPVC double glazed doors to the front which allow a good amount of natural light to flow through. There are double doors leading through to the dining area.

Kitchen/Diner

15' 11" x 11' 11" Into recess (4.85m x 3.63m Into recess)
A lovely country cottage style kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor hood above and a tiled splashback. Integrated appliances include an electric oven, washing machine, full height fridge freezer and microwave. The kitchen area has wood effect flooring. a uPVC double glazed window and an access door. Step down to the dining area which has space for a table and chairs, a uPVC double glazed window, ceiling spotlights, radiator, carpet flooring and double doors leading through to the lounge.

First Floor Landing

The stairs rise from the hallway onto the landing with doors to two double bedrooms, bathroom and stairs leading to the second floor.

Bedroom One

14' 5" x 9' 7" (4.39m x 2.92m)
A sizeable double bedroom positioned to the front elevation with feature high ceiling, space for free standing furniture, radiator and two uPVC double glazed windows.

Bedroom Two

11' 3" x 8' 1" (3.43m x 2.46m)

A second double bedroom positioned to the rear elevation with feature high ceiling, space for free standing furniture and a uPVC double glazed window.

Bathroom

With tiling to splash areas and fitted with a four piece suite comprising of a panel bath, shower cubicle, pedestal wash hand basin and wc. The room also benefits from having a radiator, vinyl flooring and a uPVC double glazed window to the rear.

Second Floor Second Floor Landing

With a door to a double bedroom and loft space which is part boarded and having the potential to fully convert.

Bedroom Three

A double bedroom with built in wardrobes, radiator and a uPVC double glazed window to the front boasting countryside views.

Loft Room

16' 1" x 9' (4.90m x 2.74m)
A great space with the potential to fully convert into extra living accommodation.

Outside

To the front of the property there is a private and enclosed paved area with shrub and flowerbed borders, Yorkshire stone walls and an outside tap. To the rear there is an access road leading to a tarmac area for parking or seating, a timber shed with fence and walled boundaries and an electric charging point.



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welcome to

Hudsons Terrace, Yeadon Leeds

- Three Double Bedroom Mid Terrace Cottage
- Spacious & Versatile Living Accommodation
- Great Location With Yeadon Tarn On The Doorstep
- Kitchen/Diner
- Off Street Parking & Garden

Tenure: Freehold EPC Rating: D

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106602 - 0005

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william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk