



Swaine Hill Crescent, Yeadon Leeds LS19 7HE

welcome to

Swaine Hill Crescent, Yeadon Leeds

This is a fabulous property which is sure to appeal to a wide range of buyers, offered with no onward chain. A charming two bedroom end terrace characterful house, nicely presented throughout with well proportioned rooms. The property features two double bedrooms, kitchen/diner and private 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 hallway with stairs leading to the first floor.

Kitchen/Diner

15' 6" Max x 13' 7" Max (4.72m Max x 4.14m Max)

A good size room having a range of wall and base units with work surfaces over incorporating a sink, drainer and there are spaces for all appliances, table and chairs. Character features include exposed wood beams and a stone floor. The room also benefits from a large storage cupboard with space for a chest freezer.

Lounge

12' 11" Max x 12' 3" Max (3.94m Max x 3.73m Max)

A bright and airy room with a spacious under stairs storage cupboard, wood flooring and double doors leading out to the garden.

Bedroom One

13' 8" Max x 12' 3" Max (4.17m Max x 3.73m Max)

A double bedroom with space for free standing furniture, a walk in cupboard, wood flooring and dual aspect windows allowing a good amount of natural light to flow through.

Bedroom Two

13' 8" Max x 8' 8" Max (4.17m Max x 2.64m Max)

A double bedroom with space for free standing

furniture, feature fireplace and wood flooring.

Bathroom

With tiling to splash areas, fitted with a three piece suite comprising of a bath with shower over, wash hand basin with storage below and a wc.

Outside

To the side of the property there is a low maintenance garden with paved and pebbled areas, kept private with well established hedges.



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Swaine Hill Crescent, Yeadon Leeds

- ****GUIDE PRICE £220,000 - £230,000****
- End Terrace Stone House
- Kitchen/Diner
- Two Double Bedrooms
- Well Presented Throughout

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

£220,000 - £230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA105637 - 0005

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