

# HUNTERS®

HERE TO GET *you* THERE

3 Grange Road, Yeadon, Leeds, LS19 7AF

Price £189,950

Property Images



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## Property Images



## Floorplan

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>	60		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

\*\*\* THIS PROPERTY HAS A SITTING TENANT UNTIL JANUARY 2025 \*\*\*

Welcome to this impeccably presented two-bedroom mid-terrace house, perfectly situated at the pinnacle of Yeadon, offering a delightful blend of comfort and convenience. Boasting off-street parking and a charming garden, this residence promises a lifestyle of ease and accessibility.

Upon entering, the ground floor unfolds to reveal a modern and stylish fitted breakfast kitchen, providing the ideal space for culinary pursuits. The generous-sized lounge, adorned with contemporary finishes, features double doors that seamlessly transition to the outdoor haven—a garden that beckons relaxation and al fresco entertainment.

Ascend to the first floor, where two double bedrooms await, both adorned with brand new carpets that exude warmth and comfort. The house bathroom, thoughtfully designed and appointed, completes this level, offering a retreat for relaxation and rejuvenation.

## Features

• ENCLOSED GARDEN TO REAR • TWO DOUBLE BEDROOMS • OFF-STREET PARKING • NO ONWARD CHAIN • IDEAL BUY TO LET • CLOSE TO SHOPS AND AMENITIES • \*\*\* THIS PROPERTY HAS A SITTING TENANT UNTIL JANUARY 2025 \*\*\* • BUY TO LET INVESTORS ONLY