

# HUNTERS®

HERE TO GET *you* THERE

**81 Harrogate Road, Yeadon, Leeds, LS19 7BP**

**Offers In The Region Of £225,000**

**Property Images**





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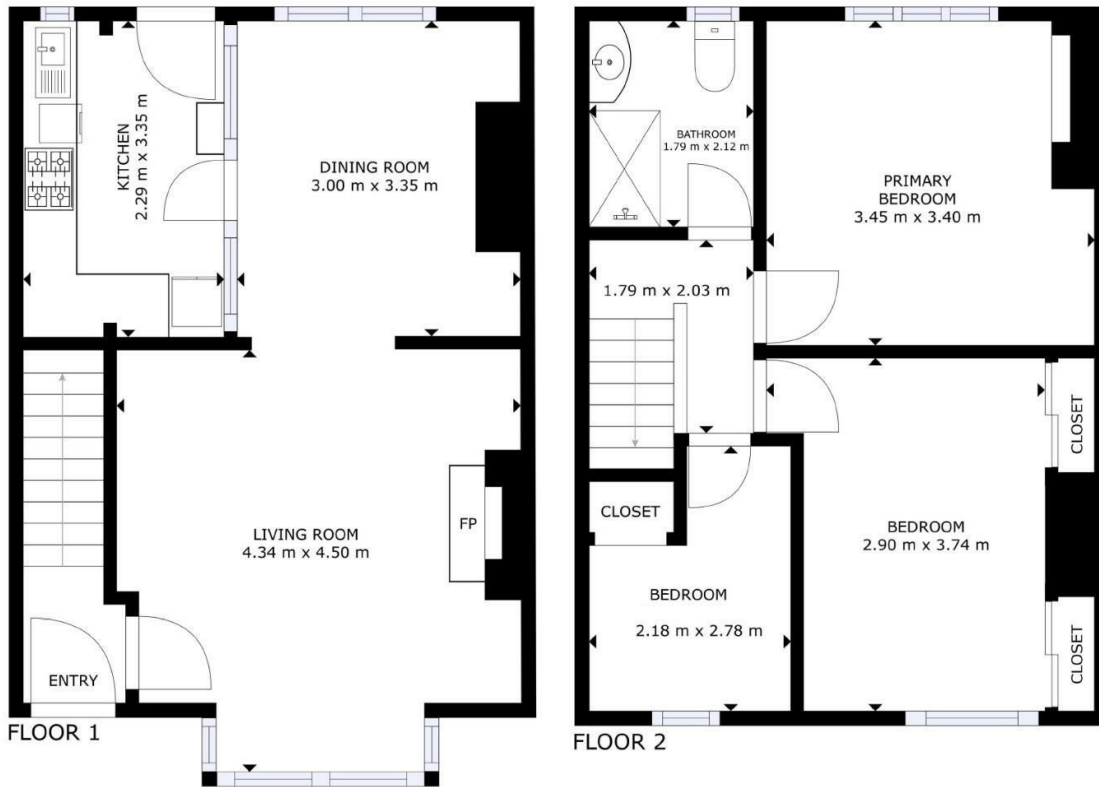
## Property Images



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## Property Images



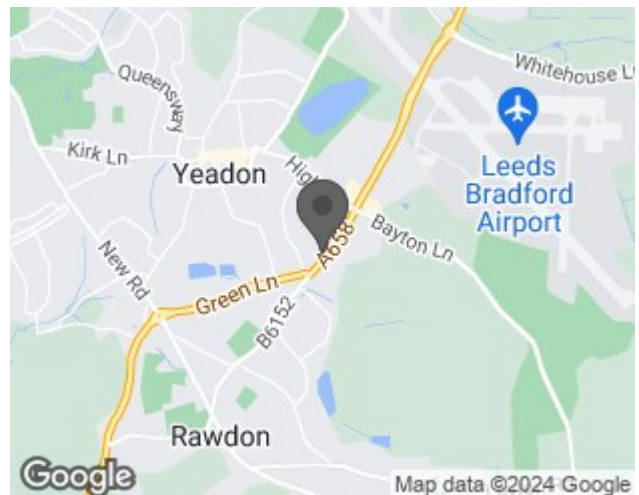
GROSS INTERNAL AREA  
 FLOOR 1: 40 m<sup>2</sup>, FLOOR 2: 40 m<sup>2</sup>  
 TOTAL: 80 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 2  
 Tenure: Freehold

Nestled in an enviable location along Harrogate Road, this charming three-bedroom mid-terrace property boasts far-reaching views and presents an excellent opportunity for both first-time buyers and families. The residence is meticulously presented throughout, reflecting a perfect blend of comfort and style, while its advantageous position ensures convenient access to local amenities and public transport links.

Approaching the property, the eye-catching front garden greets you with a lush lawn, well-manicured shrubs, and elegant laurels, creating an inviting atmosphere. A private rear garden awaits, featuring a high-quality, pet-friendly artificial lawn, well-established shrubs, and inviting patio areas. This outdoor space offers a perfect retreat for relaxation and entertainment, with the potential to personalize it according to your preferences. Additionally, an under-house storage area provides practical utility, housing both the boiler and gas meter.

The interior of the home unfolds with a spacious lounge, adorned with an attractive marble-effect fireplace housing a flame-effect electric fire. Natural light floods the room through the upVc double glazed bay window, complemented by grey wooden venetian blinds. The lounge seamlessly leads to a dedicated dining room through a square archway, presenting a versatile area with the potential to suit various needs.

Adjacent to the dining room, the kitchen impresses with modern amenities, ample counter space, and a tasteful design. The landing on the upper floor provides access to three well-proportioned bedrooms and a fully tiled bathroom. The bedrooms offer comfortable spaces with fitted wardrobes, carpet flooring, and ample natural light. The bathroom features a good-sized walk-in electric shower, pedestal wash hand basin, and WC.

Harrogate Road's desirable address ensures proximity to local amenities, schools, parks, and excellent transport links. Yeadon High Street, with its diverse range of shops, is within close reach, adding to the convenience of daily living. The city center of Leeds is easily accessible, providing an array of shopping, dining, and entertainment options.

## Features

• THREE BEDROOM • GARDENS TO FRONT AND REAR • SOUGHT AFTER LOCATION • IDEAL FIRST TIME BUYER PROPERTY • STORAGE UNDERNEATH • CLOSE TO SCHOOLS AND AMENITIES • GAS HEATING AND DOUBLE GLAZING • OPEN PLAN LOUNGE / DINING ROOM • HUNTERS 360 TOUR