

# HUNTERS®

HERE TO GET *you* THERE

26 Swaine Hill Crescent, Yeadon, Leeds, LS19 7HE

Price £285,000

Property Images



# HUNTERS<sup>®</sup>

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## Property Images



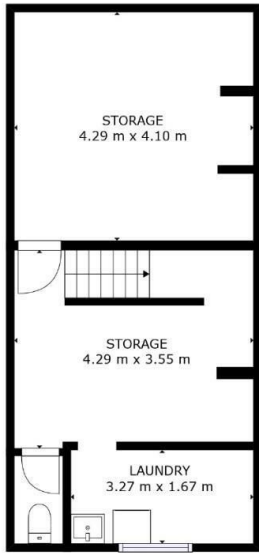
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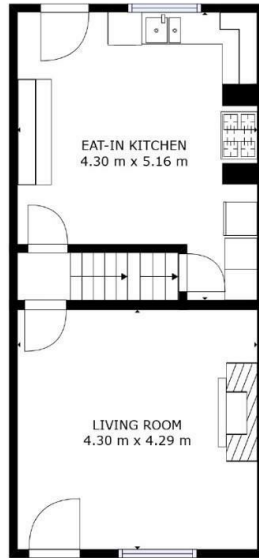
Property Images

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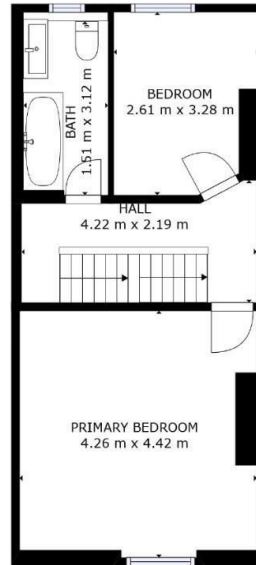
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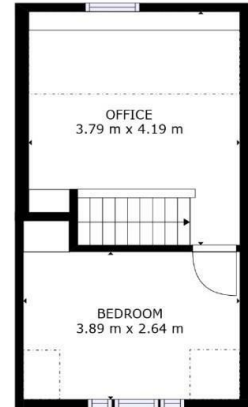
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

**TOTAL: 110 m<sup>2</sup>**  
 Below Ground: 8 m<sup>2</sup>, FLOOR 2: 41 m<sup>2</sup>, FLOOR 3: 41 m<sup>2</sup>, FLOOR 4: 20 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 34 m<sup>2</sup>, CRAWL SPACE: 8 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>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>49</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: 1 Tenure: Freehold

## Summary

Nestled within a charming locale, this exquisite stone terrace offers a blend of classic appeal and modern convenience across four meticulously designed floors. Boasting versatile accommodation, this residence presents an ideal fusion of comfort and style.

Descending to the basement level, a cellar awaits, providing ample storage space alongside a utility area and convenient WC, catering to the practical needs of modern living.

Stepping onto the ground floor, you are greeted by a delightful dining kitchen adorned with elegant shaker style units, seamlessly combining functionality with aesthetics. Adjacent, the inviting lounge beckons with its captivating fireplace, creating a cozy ambiance perfect for relaxation or entertaining guests.

Ascending to the first floor reveals the principal bedroom, alongside the charming bedroom three and a contemporary house bathroom, where indulgent relaxation is assured.

Continuing upwards to the second floor, the final bedroom awaits, offering privacy and tranquility, complemented by a generously proportioned landing that doubles as a study area, ideal for work or contemplation.

Externally, the property boasts a landscaped garden to the front, providing a serene outdoor retreat, while a convenient driveway ensures hassle-free off-street parking, adding to the convenience of everyday life.

Presented immaculately throughout, this residence enjoys captivating far-reaching views to the front, enhancing its allure and desirability. Situated strategically, the property offers easy access to the picturesque Nunroyd Park, renowned schools, and a nearby train station, ensuring a lifestyle of convenience and serenity.

In summary, this stone terrace epitomizes refined living, offering a harmonious blend of flexible accommodation, modern comforts, and a prime location, making it an ideal sanctuary to call home.

## Features

- SUPERBLY PRESENTED STONE TERRACE • OVER FOUR FLOORS WITH CELLAR • FAR REACHING VIEWS • THREE DOUBLE BEDROOMS • LARGE LANDING / STUDY AREA • LANDSCAPED GARDENS • OFF-STREET PARKING • CLOSE TO NUNROYD PARK, SCHOOLS AND TRAIN STATION • HUNTERS 360 TOUR