

# HUNTERS®

HERE TO GET *you* THERE

**56 Woodlea Grove, Yeadon, Leeds, LS19 7YT**

**Offers In The Region Of £274,950**

**Property Images**



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## Property Images

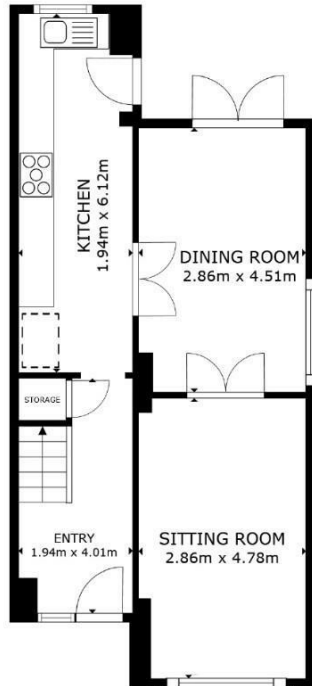


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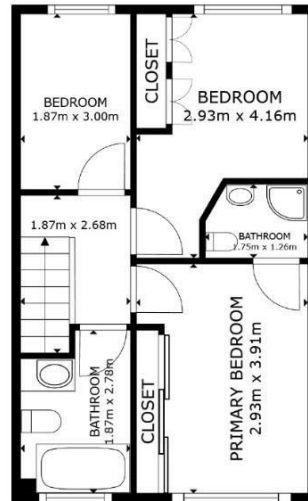
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**Property Images**





FLOOR 1



FLOOR 2

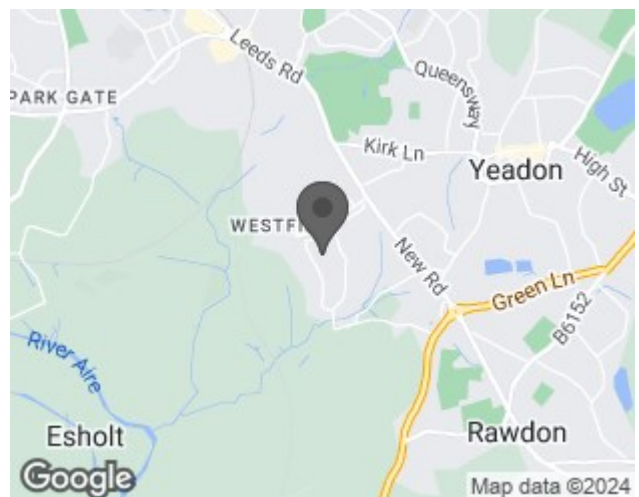
GROSS INTERNAL AREA  
 FLOOR 1 49.4 m<sup>2</sup> FLOOR 2 40.0 m<sup>2</sup>  
 TOTAL : 89.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>		72	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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 - End Terrace Beds: 3 Bathrooms: 2 Receptions: 2  
 Tenure: Freehold

Nestled within the sought-after Westfield area of Yeadon, this larger-style family home exudes charm and elegance. Immaculately presented throughout, this property offers spacious living accommodation, perfect for modern family living. Boasting three bedrooms, including a master bedroom with an ensuite, and a beautifully landscaped garden, this residence is sure to impress even the most discerning buyer.

Upon entering, you are greeted by an inviting entrance hallway, setting the tone for the warmth and comfort found throughout the home. The kitchen, complete with a breakfast bar, is the heart of the home, providing a stylish and functional space for culinary endeavors. The adjacent living room and dining room, featuring patio doors leading to the landscaped garden, offer a seamless flow between indoor and outdoor living, perfect for entertaining guests or enjoying family gatherings.

Ascending to the first floor, the master bedroom awaits, complete with its own ensuite bathroom, providing a private sanctuary for relaxation. Two additional bedrooms and the main house bathroom complete the accommodation on this level, providing ample space for family members or guests. Throughout the interior, attention to detail is evident, with modern finishes and thoughtful design elements creating an atmosphere of sophistication and comfort.

Externally, the property boasts a driveway to the front, providing off-street parking for two cars, ensuring convenience for residents and visitors alike. The rear garden has been meticulously landscaped, featuring paved areas and a lawned area, offering a picturesque outdoor space for enjoyment and relaxation.

Situated in the popular Westfield area of Yeadon, this property benefits from its proximity to highly regarded primary and secondary schools, making it an ideal choice for families. Additionally, residents can enjoy easy access to woodland walks, perfect for outdoor enthusiasts seeking to explore nature. A wide range of amenities, including shops, restaurants, and leisure facilities, are within reach, ensuring convenience and enjoyment for residents of all ages. Furthermore, the nearby train station provides excellent transportation links, allowing for easy commuting to surrounding areas.

## Features

• IMMACULATE FAMILY HOME • LANDSCAPED GARDENS • HOUSE BATHROOM AND ENSUITE • CONVERTED GARAGE • CLOSE TO SCHOOLS, WOODLAND WALKS AND TRAIN STATION • HUNTERS 360 TOUR • STYLISH KITCHEN WITH BREAKFAST BAR • PLEASANT VIEWS TO FRONT • DOUBLE DRIVEWAY