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50 Rufford Avenue, Yeadon, Leeds, West Yorkshire, LS19 7QR

Guide Price £374,950

Property Images



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GROSS INTERNAL AREA
 FLOOR 1: 46 m², FLOOR 2: 37 m²
 FLOOR 3: 36 m², FLOOR 4: 22 m²
 TOTAL: 141 m²
 REDUCED HEADROOM: 1.5 m: 3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Townhouse Beds: 4 Bathrooms: 1 Receptions: 3
 Tenure: Freehold

Nestled in the heart of Yeadon, this period terrace epitomizes versatile living across four floors, boasting three reception rooms and a sprawling garden, making it an ideal choice for a range of discerning buyers. Upon entering the property, one is greeted by the ground floor, where the dining room and lounge await, the lounge offers panoramic views that stretch as far as the eye can see. The lounge further enchants with its cozy log burner, providing warmth and ambiance on chilly evenings.

Descending to the lower ground floor there is a dining room, guest WC, and a spacious kitchen diner equipped with integral appliances, perfect for culinary enthusiasts and hosting gatherings. A delightful conservatory adds to the allure, providing a tranquil space for relaxation or entertainment, seamlessly blending indoor and outdoor living. To the ground floor can be found the living room which offers panoramic views and a second sitting room / home office.

Ascending to the first floor unveils two further bedrooms, each offering comfort and privacy, alongside a conveniently located shower room complete with luxurious underfloor heating, ensuring comfort and convenience throughout the year.

The recently converted loft crowns the property with two additional bedrooms, with the rear bedroom offering breathtaking views, providing a peaceful retreat where one can unwind and recharge amidst the tranquillity of the surroundings.

Externally, the property boasts a generously sized garden to the rear, featuring both decked and lawned areas, offering ample space for outdoor recreation, al fresco dining, and enjoying the fresh air in the privacy of one's own sanctuary.

Furthermore, this property presents an exciting opportunity for expansion, with the potential to extend upwards, creating a master bedroom complete with an en suite and Juliet balcony, further enhancing the property's appeal and value.

Yeadon's vibrant community is enriched by an abundance of local amenities, including highly regarded schools, a variety of shops along the high street, and the convenience of a nearby Morrisons Supermarket. Outdoor enthusiasts will appreciate the scenic walks around Yeadon Tarn, a picturesque boating lake, as well as Nunroyd Park and other recreational facilities.

For those seeking retail therapy or dining options, neighboring Horsforth and Guiseley town centers offer an array of shops, businesses, and retail parks to explore. Commuters will benefit from easy access to two nearby railway stations, providing convenient links to Leeds, Bradford, Ilkley, and Skipton, while motorists will appreciate the accessibility of the A65, Harrogate Road (A658), and the proximity of Leeds Bradford Airport, ensuring effortless travel both near and far.

Features

• PERIDO PROPERTY OVER FOUR FLOORS • FOUR BEDROOMS • LANDSCAPED GARDENS • BREATAKING VIEWS • HUNTERS 360 TOUR • CLOSE TO SCHOOLS AND AMENITIES • CONSERVATORY EXTENSION • SOUGHT AFTER RUFFORD LOCATION • VIEWING ESSENTIAL