

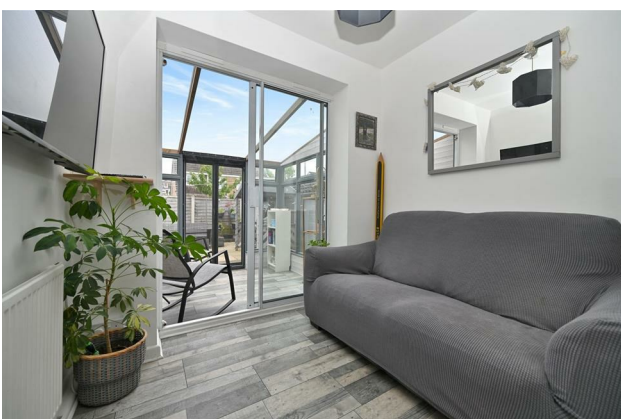
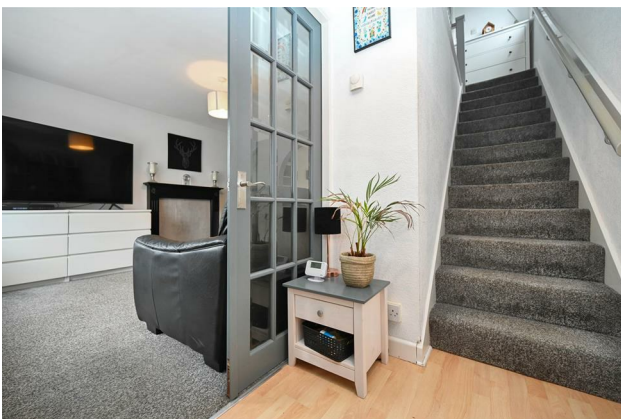
# HUNTERS®

HERE TO GET *you* THERE

**35 Woodlea Road, Yeadon, LS19 7BJ**

**Offers In The Region Of £259,950**

Property Images



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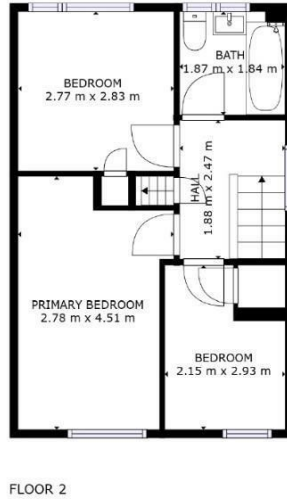
## Property Images



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Property Images



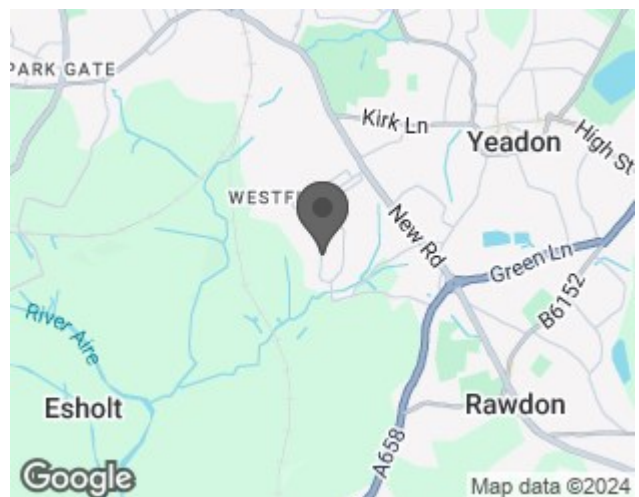
**TOTAL: 92 m<sup>2</sup>**  
 FLOOR 1: 48 m<sup>2</sup>, FLOOR 2: 36 m<sup>2</sup>, FLOOR 3: 8 m<sup>2</sup>  
 EXCLUDED AREAS: SCREENED PORCH: 6 m<sup>2</sup>, CRAWL SPACE: 9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 3 Tenure: Freehold

## Summary

Welcome to this beautifully extended three-bedroom semi-detached home, offering spacious accommodation throughout and ideally situated for family living. Nestled in a sought-after location, this larger style semi-detached property is within close proximity to excellent local schools, amenities, and delightful woodland walks, making it the perfect family home.

Upon entering, you are greeted by a welcoming entrance porch that leads into a bright and airy hallway. The spacious lounge, filled with natural light, provides a warm and inviting space for relaxation. The open-plan dining room is perfect for family meals and entertaining, seamlessly connecting to a snug/playroom, which offers additional versatile living space.

The fitted kitchen is well-appointed with modern appliances and ample storage, ensuring functionality for everyday use. Adjacent to the kitchen, the utility room with plumbing for a washing machine provides extra convenience and leads to a guest WC.

Ascending to the first floor, you will find three well-proportioned bedrooms, each offering comfortable living space. The house bathroom is tastefully designed and features contemporary fittings.

A standout feature of this home is the loft room, accessed via a fixed staircase from the landing. This versatile space can be utilized as a home office, playroom, or additional bedroom as needed.

### External:

Externally, the property boasts low maintenance gardens to both the front and rear, providing pleasant outdoor spaces for relaxation and recreation. A driveway to the side of the house leads to a large garage/workshop, with electric supply, offering ample parking and storage solutions.

Additional benefits of this charming home include gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

This extended three-bedroom semi-detached home combines spacious living areas, modern conveniences, and an ideal location to create the perfect setting for family life

## Features

- LOFT ROOM / OCCASIONAL ROOM • THREE DOUBLE BEDROOMS • EXTENDED TO THE FRONT AND REAR • LARGE GARAGE AND DRIVEWAY • UTILITY ROOM • DOWNSTAIRS W/C • CLOSE TO SCHOOLS AND WOODLAND WALKS • SOUGHT AFTER LOCATION • HUNTERS 360 TOUR