

# HUNTERS®

HERE TO GET *you* THERE

6 Henry Terrace, Yeadon, Leeds, LS19 7JG

Offers In Excess Of £280,000

Property Images





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## Property Images





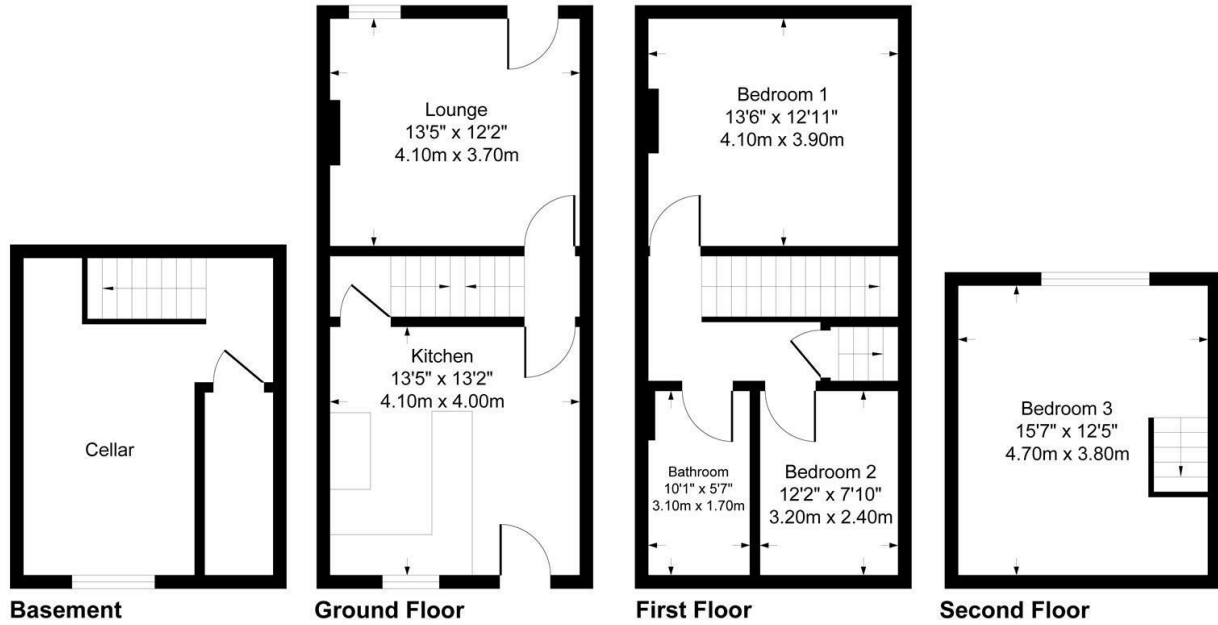
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## Property Images



Approximate Gross Internal Area  
1155 sq ft - 107 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>58</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This superb three-bedroom stone terrace, set over three floors, is conveniently located and offers a blend of character features and modern amenities. The property is well-presented throughout, exuding charm and style. As you enter, you are greeted by a spacious dining kitchen, perfect for entertaining and family meals. The kitchen leads to a useful basement, providing ample storage or potential for additional living space. The lounge is a cozy retreat, featuring a beautiful fireplace that adds warmth and character to the room.

On the first floor, you will find two generously sized bedrooms, each offering comfort and space for relaxation. The modern house bathroom on this level is designed with contemporary fixtures, ensuring a luxurious experience. The second floor is home to the third bedroom, which boasts a feature cast iron fireplace, adding a touch of historic elegance to the space.

Outside, the property offers off-street parking for two cars at the front, ensuring convenience and ease of access. To the rear, there is a delightful enclosed garden, perfect for outdoor activities and enjoying the warmer months.

Henry Terrace is situated in a quiet and sought-after area, close to the town centers of Yeadon and Guiseley. The location provides an extensive range of local amenities, including a supermarket, banks, Post Office, library, unique retailers, and leisure facilities. For those who enjoy outdoor activities, Yeadon Tarn is just a short walk away, offering pleasant walks, fishing, and even a sailing club for the adventurous. The property also benefits from excellent connectivity, with easy access to Leeds, Bradford, and Harrogate by road, and Leeds Bradford Airport is just a short drive away, ideal for frequent travelers. This charming stone terrace is a perfect blend of traditional character and modern living, ready to become your new home.

## Features

- CHARMING STONE TERRACE SET OVER FOUR FLOORS • THREE DOUBLE BEDROOMS • PERIOD FEATURES THROUGHOUT • ENCLOSED GARDEN TO REAR • OFF-STREET PARKING FOR TWO CARS • MODERN KITCHEN AND DINER • LOVELY WOODLAND OUTLOOK TO REAR • USEFUL CELLAR