

HUNTERS®

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3 Moorlands Avenue, Yeadon, Leeds, LS19 6AD

Offers In Excess Of £324,950

Property Images



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Property Images

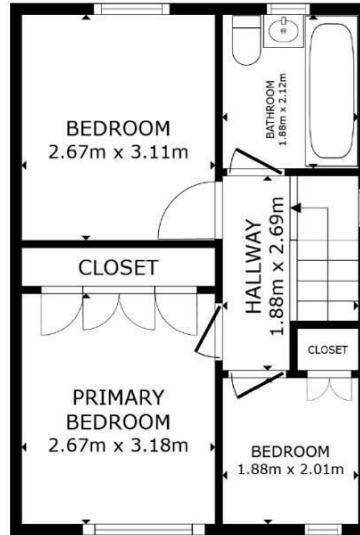


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Property Images





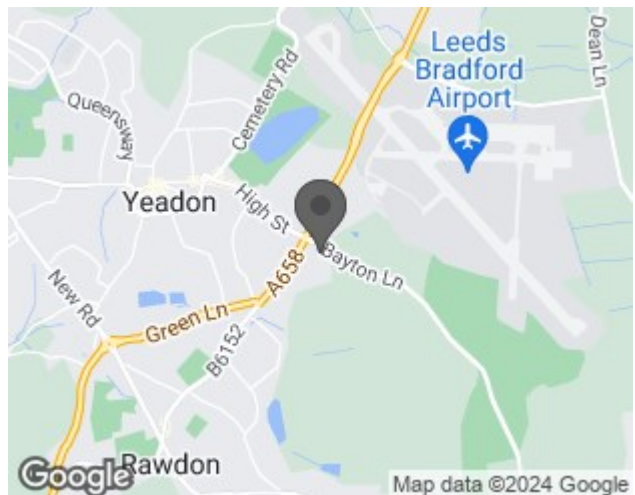
GROSS INTERNAL AREA
 FLOOR 1 45.2 m² FLOOR 2 32.7 m²
 TOTAL : 77.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

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

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Welcome to this stunning semi-detached home, extended full width across the rear to provide an impressive and expansive living space. Nestled in a tranquil location abutting open fields where cows graze, this property offers an idyllic setting with a sunny garden that truly enhances its charm. Upon entering, you are greeted by a welcoming hall that leads to a practical utility room and a guest WC. The heart of the home is undoubtedly the fabulous living/kitchen-diner, designed for modern, open-plan living. This space features French doors that open onto the garden, seamlessly blending indoor and outdoor living.

The home boasts three well-proportioned bedrooms, providing ample space for a growing family or those needing extra room for guests or a home office. The luxury house bathroom is finished to a high standard, offering a serene retreat for relaxation.

The garden is a superb highlight, enclosed and abutting open fields, providing a peaceful backdrop where you can enjoy the sight of grazing cows. It is sunny and well-maintained, with a terrace perfect for outdoor dining and lawned areas ideal for children or pets to play safely. The property also includes parking spaces, adding to its convenience. Also in the garden is a contained home office - perfect for those who work from home.

Situated on Moorland Avenue, just off Harrogate Road in Rawdon, the location offers excellent accessibility. Nearby towns provide a range of facilities including shops, supermarkets, and banks. The area is renowned for its reputable schools, making it an ideal choice for families. The nearby A65 offers convenient road links to the commercial centers of Leeds, Bradford, and Harrogate. For frequent travelers, Leeds & Bradford Airport is just a short drive away. This superbly presented home exemplifies comfort, style, and convenience, making it a perfect choice for discerning buyers.

Features

- BACKS ONTO FARMLAND • FULL LENGTH EXTENSION TO REAR • OPEN PLAN LIVING KITCHEN • LANDSCAPED GARDENS • CUL DE SAC POSITION • HIGH SPECIFICATION • UTILITY AND GUEST WC • OUTSIDE HOME OFFICE • CLOSE TO SCHOOLS, SHOPS AND AMENITIES • HUNTERS 360 TOUR