

# HUNTERS®

HERE TO GET *you* THERE

3 Cavendish Street, Yeadon, Leeds, LS19 7UN

Asking Price £229,950

Property Images



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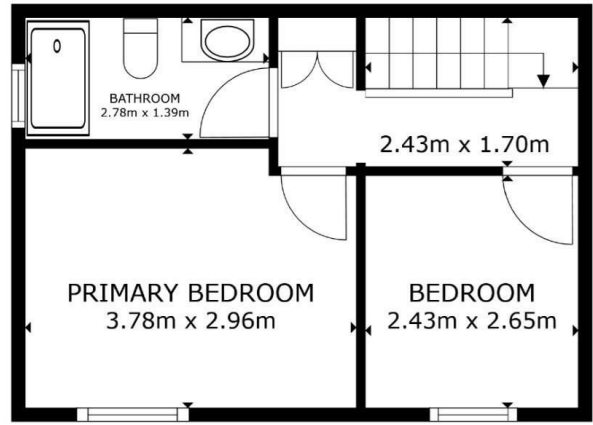
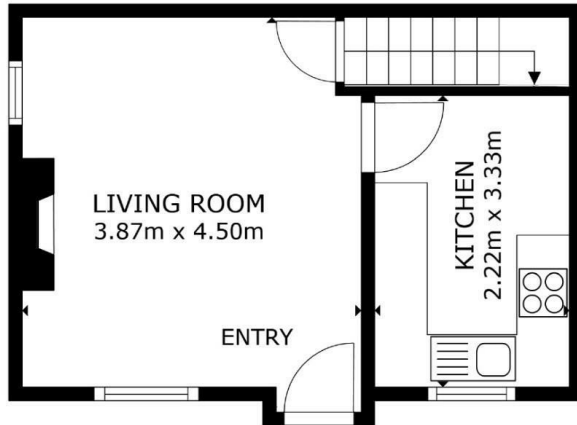
## Property Images



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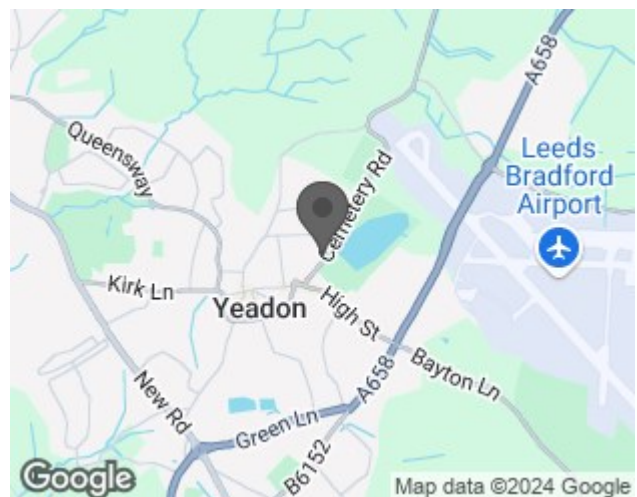
GROSS INTERNAL AREA  
 FLOOR 1 26.6 m<sup>2</sup> FLOOR 2 28.1 m<sup>2</sup>  
 TOTAL : 54.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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 - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This immaculately presented, refurbished double-fronted back-to-back stone terrace offers an exquisite blend of traditional charm and modern convenience. The property has been sympathetically updated, showcasing an exceptional standard of craftsmanship and attention to detail. The living room exudes warmth and character, featuring a beautiful stone fireplace that serves as the focal point of the space. The bespoke fitted kitchen is a chef's dream, with shaker-style units providing ample storage and a stylish finish. The property also benefits from a cellar, offering practical and useful storage space.

Upstairs, the first floor accommodates two well-proportioned bedrooms, each designed with comfort in mind. The luxury house bathroom is a true highlight, boasting a walk-in shower and high-end fixtures and fittings, providing a spa-like retreat. The tasteful decor and high-quality materials used throughout the property enhance its overall appeal and create a harmonious living environment.

Externally, the property features an enclosed garden that is predominantly laid to lawn, perfect for outdoor entertaining and relaxation. The garden benefits from a southerly aspect, ensuring plenty of natural light and warmth, and a high degree of privacy, making it an ideal space for enjoying sunny days. The location of the property is highly convenient, with local shops and amenities within easy reach. Additionally, the picturesque Yeadon Tarn is nearby, offering beautiful surroundings and recreational opportunities.

This stunning home is perfect for those seeking a property with character, modern amenities, and a tranquil garden space, all set within a desirable and convenient location. It truly is a gem that combines elegance and practicality, ready to move into and enjoy.

## Features

- ENCLOSED GARDEN WITH SOUTHERLY ASPECT • SUPERBLY PRESENTED • CLOSE TO YEADON TARN • HIGH SPECIFICATION • IDEAL FIRST TIME BUYER PROPERTY • STONE BUILT • CLOSE TO SHOPS AND AMENITIES • CHARMING FEATURES • EPC RATING = D • TWO BEDROOM COTTAGE