

HUNTERS®

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25 Cricketers Green, Yeadon, Leeds, Yorkshire, LS19 7YS

Offers In Excess Of £449,950

Property Images



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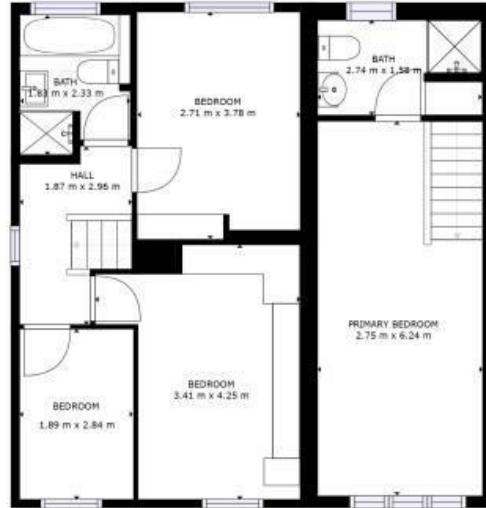
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 54 m², FLOOR 2: 62 m²
 EXCLUDED AREAS: ; PATIO: 27 m²
 TOTAL: 116 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
(81-91) B		69	
(69-80) C			
(55-68) D			
(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 - Detached Beds: 4 Bathrooms: 3 Receptions: 1 Tenure: Freehold

Summary

A much extended and improved family home benefitting from a significant brick built studio to the rear with bi folding doors which is perfect for entertaining or those who run a business from home. Situated within this sought after cul de sac the property also boasts landscaped gardens and a superb master suite.

Accommodation briefly consists of an entrance hallway, a spacious lounge, utility / boot room and a very large dining kitchen with shaker style units and integrated appliances. The first floor is in two parts; the master bedroom with en-suite shower room and then in the original part of the house are the remaining three bedrooms and a second house bathroom. The studio is hugely impressive, with a vaulted ceiling, bi folding doors it is a versatile extension of living space with a multitude of uses.

Externally there is a garden to the front and a driveway allowing for off-street parking for at least two cars. The rear garden is immaculately tended and at the time of coming to the market was bathed in sunshine.

Situated within this extremely sought after cul de sac the property is within easy reach of several highly regarded primary and secondary schools, a wide range of amenities and a train station.

Features

- SUBSTANTIAL FAMILY HOME • LARGE STUDIO WITH BI FOLDS • HI SPECIFICATION • SOUGHT AFTER LOCATION • CLOSE TO SCHOOLS • MASTER ENSUITE • CUL DE SAC • LANDSCAPED GARDENS • HUNTERS 360 TOUR • EPC RATING = C