

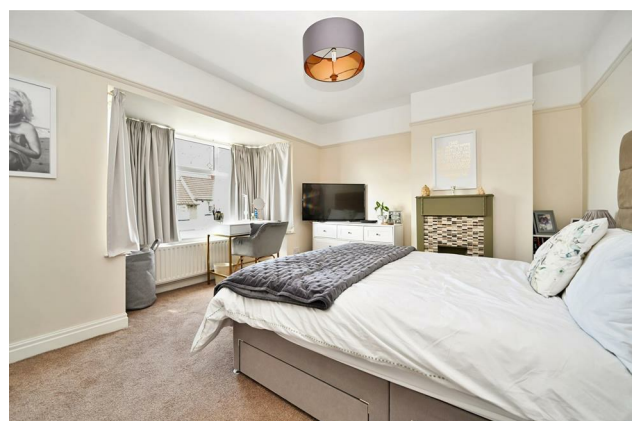
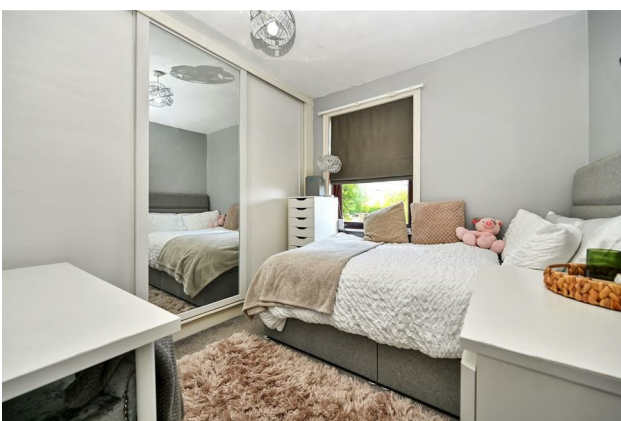
# HUNTERS®

HERE TO GET *you* THERE

42 Barfield Avenue, Yeadon, LS19 7SH

Asking Price £275,000

Property Images





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## Property Images



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Total Area: 75.9 m<sup>2</sup> ... 817 ft<sup>2</sup> (excluding loft room)  
 All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

This charming two-bedroom extended semi-detached home offers a perfect blend of comfort and convenience, situated close to shops, schools, and amenities. Upon entering, you are greeted by an inviting entrance hallway that leads into a cozy lounge, ideal for relaxation and entertaining. The heart of the home is the extended dining kitchen, which boasts ample space for family meals and gatherings, creating a seamless flow between cooking, dining, and socializing. A guest WC completes the ground floor.

The first floor features two generous double bedrooms, each providing a peaceful retreat for rest and relaxation. The main bedroom has a built in wardrobe, the second a fitted wardrobe. The house bathroom is well-appointed and serves both bedrooms efficiently. Additionally, a pull-down ladder provides access to an attic/occasional room, offering versatile space that can be used as a home office, guest room, or extra storage.

Externally, the property impresses with its practical and attractive features. Powder coated gates and a front garden adds to the home's curb appeal, while the block paved driveway to the side allows for off-street parking for at least two cars and leads to a detached double garage, providing ample space for vehicles. There is a loft space above the garage providing additional storage. The rear garden is enclosed and low maintenance, perfect for outdoor activities and enjoying the outdoors without the hassle of extensive upkeep.

This home is ideally located for families and professionals alike, with easy access to local shops, schools, and essential amenities. The extended layout and additional attic space make it a versatile and appealing choice for a variety of buyers. Whether you are starting your homeownership journey or looking to downsize, this property offers a welcoming and practical living environment. Don't miss the opportunity to make this delightful house your new home.

## Features

- EXTENDED SEMI DETACHED HOME • SUPERB DINING KITCHEN • DETACHED GARAGE AND DRIVEWAY • ATTIC / OCCASIONAL ROOM • SMARTLY PRESENTED / RECENTLY FITTED BOILER • SOUGHT AFTER POSITION • CLOSE TO SCHOOLS, SHOPS AND AMENITIES • TWO DOUBLE BEDROOMS • HUNTERS 360 TOUR • GUEST WC