

HUNTERS®

HERE TO GET *you* THERE

10 Newlands Rise, Yeadon, Leeds, LS19 7PH

Offers In Excess Of £249,950

Property Images



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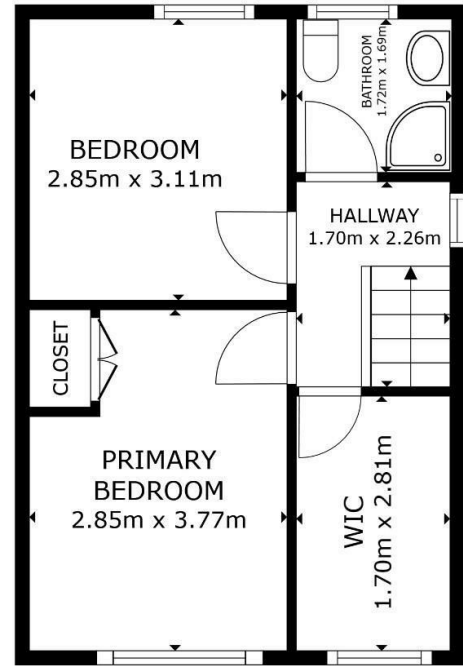
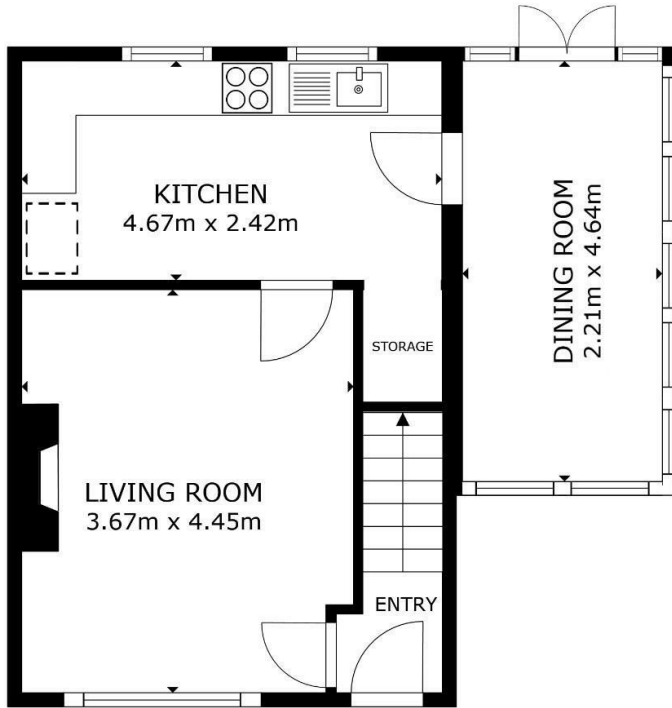
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GROSS INTERNAL AREA
 FLOOR 1 43.7 m² FLOOR 2 32.5 m²
 TOTAL : 76.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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 - End Terrace Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

This charming property is nestled at the head of a peaceful cul de sac, offering a serene and family-friendly environment. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining guests. Adjoining the lounge is a conservatory extension that currently serves as a delightful dining room, filled with natural light and providing a lovely space for family meals and gatherings.

Ascending to the first floor, you will find three well-proportioned bedrooms, each offering ample space and comfort. The house bathroom is also located on this level, designed with modern fixtures and fittings to cater to the needs of a busy household.

Externally, the property boasts beautiful gardens to the rear and side, predominantly laid to lawn and featuring a patio area ideal for outdoor dining and leisure activities. The front of the property includes a small, well-maintained garden and convenient off-street parking, ensuring ease of access and practicality for residents and visitors alike.

This delightful home is situated in close proximity to local schools and amenities, making it an excellent choice for families. The location at the end of a cul de sac enhances the tranquility and safety of the area, offering a perfect retreat from the hustle and bustle of everyday life. With its comfortable living spaces, attractive outdoor areas, and convenient location, this property presents an excellent opportunity for those seeking a harmonious blend of comfort and convenience.

Features

- CLOSE TO SCHOOLS • OPEN PLAN DINING KITCHEN • CONSERVATORY EXTENSION • DOUBLE GLAZING • HEAD OF THE CUL DE SAC • CLOSE TO SCHOOLS AND AMENITIES • DRIVEWAY • EPC RATING = E • CUL DE SAC POSITION