

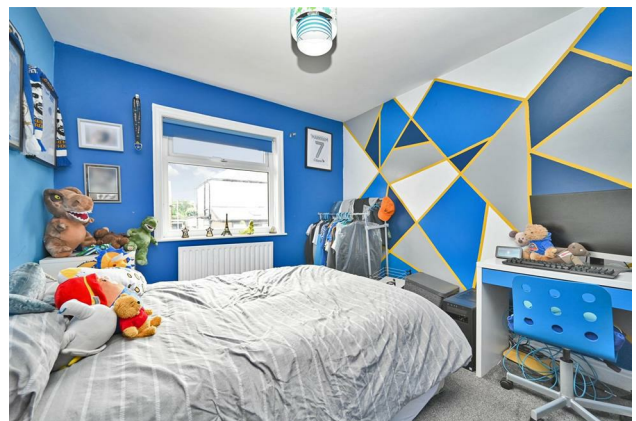
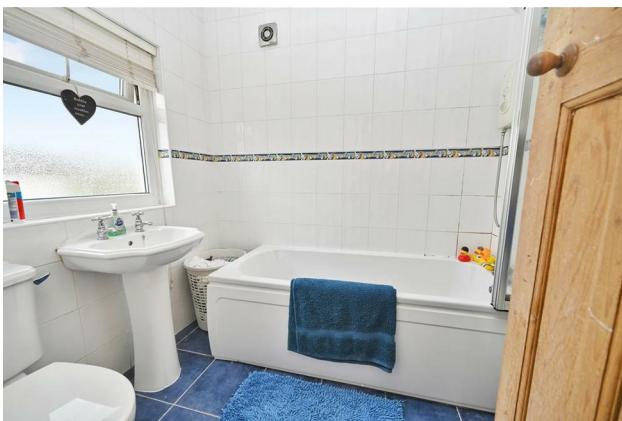
HUNTERS[®]

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5 Barfield Avenue, Yeadon, Leeds, LS19 7SH

Offers In The Region Of £235,000

Property Images



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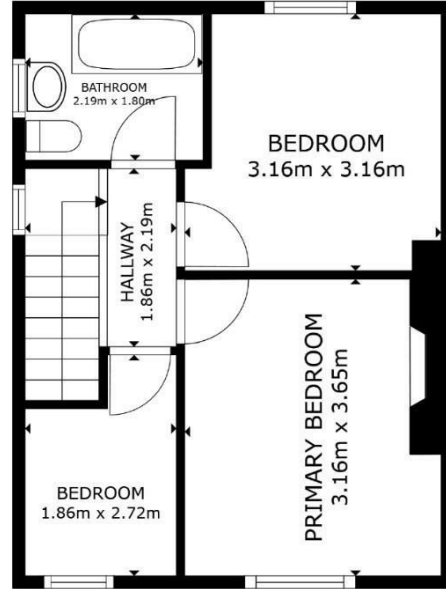
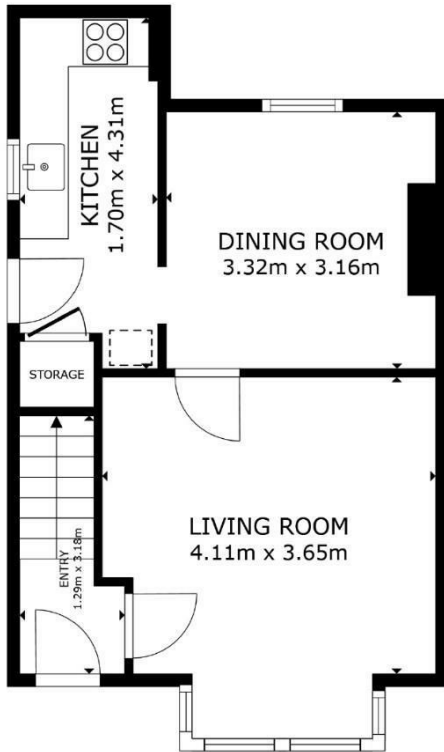
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GROSS INTERNAL AREA
 FLOOR 1 39.1 m² FLOOR 2 35.4 m²
 TOTAL : 74.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		55	
(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: 2 Tenure: Freehold

Summary

Situated in the highly desirable area of Yeadon, this charming three-bedroom semi-detached family home offers spacious and versatile living accommodation. Upon entering, you are welcomed by an inviting entrance hall that leads into the family lounge, a perfect space for relaxation and entertainment. Adjacent to the lounge is the dining room, ideal for family meals and gatherings. The fitted kitchen is well-appointed, providing ample storage and workspace for culinary enthusiasts.

The first floor boasts three well-proportioned bedrooms, each offering a comfortable retreat for family members. The house bathroom is conveniently located to serve all bedrooms. An added bonus is the loft access, featuring pull-down ladders, boarding, and Velux windows. This space presents an excellent opportunity for conversion into an additional bedroom or home office, adding to the property's versatility.

Externally, the front garden is thoughtfully designed for low maintenance with pebbled areas, while the enclosed rear garden is mainly laid to lawn, offering a safe and private outdoor space for children to play or for hosting summer barbecues, the driveway ensures off-street parking convenience.

This delightful home is perfectly positioned close to a range of shops, schools, and local amenities, making it an ideal choice for families seeking both comfort and convenience. Viewing is highly recommended to fully appreciate the size and potential of the accommodation on offer. Don't miss the opportunity to make this lovely property your new home.

Features

- IDEAL FAMILY HOME • SOUGHT AFTER LOCATION • TWO RECEPTION ROOMS • CLOSE TO SCHOOLS AND AMENITIES • NO ONWARD CHAIN • LOFT ROOM • GAS HEATING AND DOUBLE GLAZING • OFF-STREET PARKING