

HUNTERS®

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1 Naylor Avenue, Yeadon, Leeds, LS19 7FG

Offers In The Region Of £300,000

Property Images



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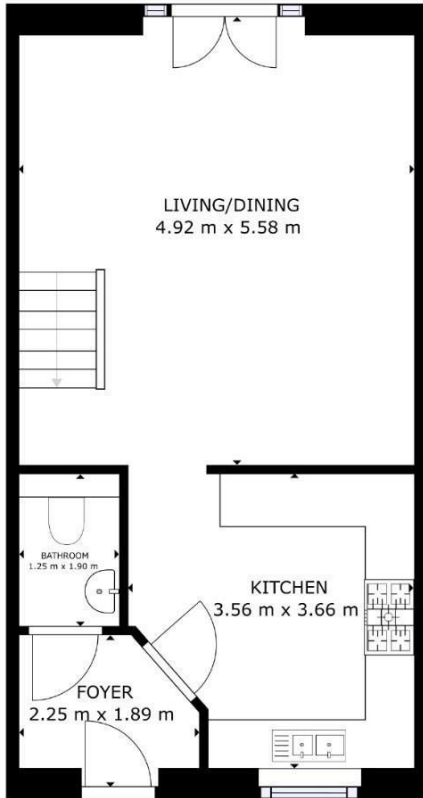
Property Images



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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 46.99 m², FLOOR 2: 46.99 m²
 TOTAL: 93.98 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Map



Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Nestled within the sought-after Weavers Beck development in Yeadon, this beautifully presented three-bedroom mid-terrace house offers contemporary living at its finest. With approximately seven years remaining on the NHBC warranty and no onward chain, this property is ready for immediate occupancy. The ground floor welcomes you with an inviting entrance hall leading to a convenient downstairs WC, a spacious semi-open-plan lounge/diner, and a modern, well-appointed kitchen. The lounge/diner boasts patio doors that open to the private rear garden, allowing natural light to flood the room and providing a perfect space for relaxation and entertaining.

The first floor comprises three generously sized bedrooms, including a master bedroom with an ensuite shower room for added luxury. A separate family bathroom serves the other two bedrooms, each finished to a high standard with modern fixtures and fittings. The front of the property offers off-street parking for two cars, ensuring convenience for homeowners and guests alike.

Outside, the private rear garden provides a tranquil escape with a paved seating area, lawn, and a garden shed, all bordered by secure fencing. The property is ideally located with easy access to the amenities of Yeadon and Rawdon, offering a variety of shops, bars, restaurants, and supermarkets. Commuters will appreciate the proximity to Apperley Bridge train station, which provides excellent links to Leeds, Bradford, and the surrounding areas. Additionally, the house is situated within a great catchment area for well-regarded schools. Early viewing is highly recommended to fully appreciate the charm and quality of this delightful family home.

Features

- SOUGHT AFTER DEVELOPMENT • HIGH QUALITY FIXTURES AND FITTINGS • LANDSCAPED GARDENS • ENSUITE TO MASTER • LOUNGE / DINING ROOM WITH PATIO DOORS LEADING OUT TO REAR GARDEN • CLOSE TO SCHOOLS, SHOPS AND AMENITIES • CLOSE TO TRAIN STATION • REMAINDER OF BUILDERS GUARANTEE • HUNTERS 360 TOUR • NO ONWARD CHAIN