

HUNTERS®

HERE TO GET *you* THERE

3 Avenue Terrace, Yeadon, Leeds, LS19 7AT

Offers In The Region Of £274,950

Property Images



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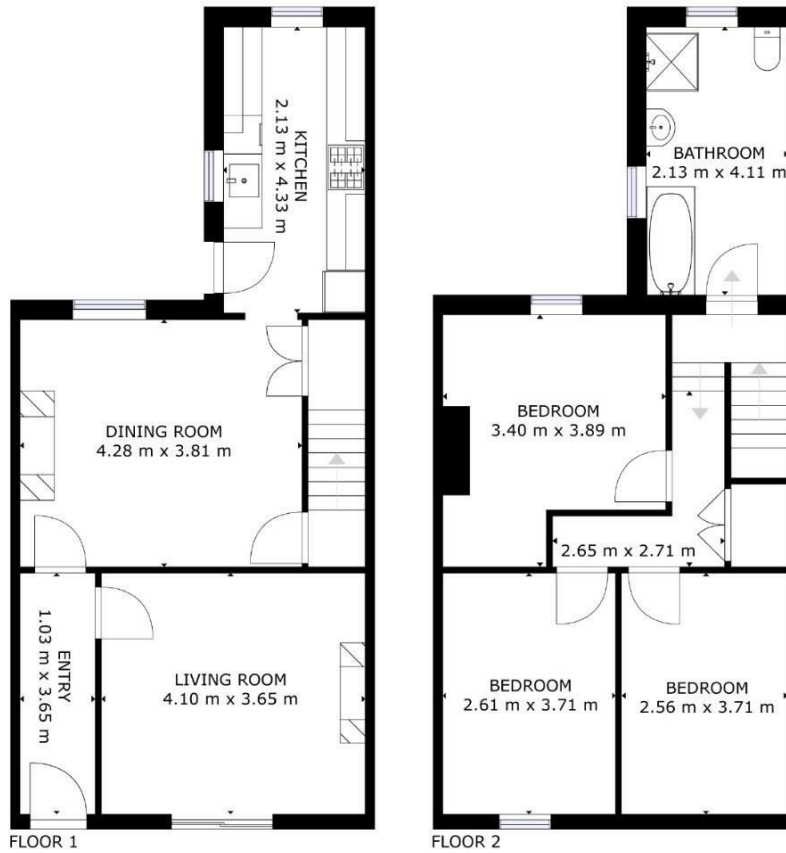
Property Images



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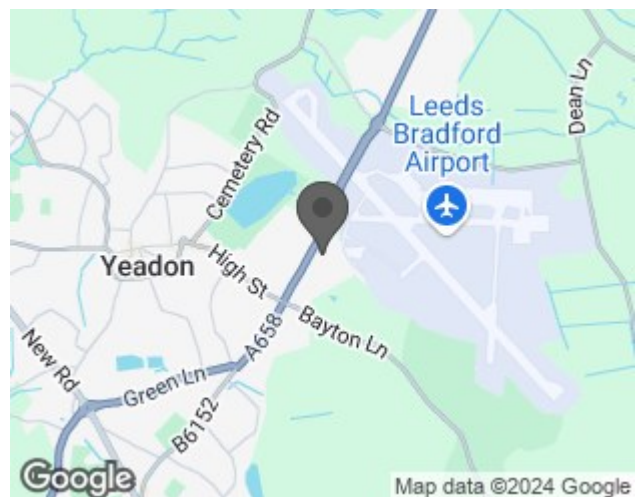
GROSS INTERNAL AREA
 FLOOR 1: 51 m², FLOOR 2: 51 m²
 TOTAL: 102 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		50	73
	EU Directive 2002/91/EC		

Map



Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

This attractive stone and render mid-terrace property offers deceptively spacious three-bedroom accommodation, perfect for a growing family or those looking for extra space. The home benefits from modern conveniences including UPVC double glazing and gas central heating, ensuring comfort throughout the year.

Upon entering, you are greeted by a welcoming hallway with tasteful light decor, dado rail, and cornice, setting the tone for the rest of the property. The sitting room is a cozy yet spacious area, featuring modern neutral decor, picture rails, and a charming Inglenook-style fire surround with an open grate. This room is further enhanced by large patio doors that lead to the front garden, allowing natural light to flood in. The adjacent dining room is equally inviting, with its modern contrasting decor and a second recessed fire surround, offering an ideal space for family meals and entertaining. This room also provides access to under-stairs storage and leads directly to the kitchen.

The kitchen is both practical and stylish, fitted with a range of modern Maple wall and base units, complemented by a contrasting work surface. It includes a gas range-style cooker, automatic washer, and dishwasher, making it a functional space for any home chef. The kitchen opens onto the rear garden, which is paved for low maintenance and features a useful storage unit.

Upstairs, the half landing leads to a generously sized bathroom, complete with a modern four-piece suite including a separate shower cubicle. The landing gives access to three bedrooms, two of which are doubles, all finished with light decor and central heating radiators.

Externally, the property is surrounded by level gardens. The front garden is laid to lawn, providing a pleasant outlook and space for parking, while the rear garden is designed for easy upkeep with paving and secure fencing, ideal for outdoor relaxation. Conveniently located, this home is within easy reach of Yeadon's amenities.

Features

- LARGER STYLE PERIOD TERRACE • PINE DOORS AND STAINED FLOORS • FEATURE FIREPLACES • GARDENS TO FRONT AND REAR • HUNTERS 360 TOUR • CLOSE TO SHOPS AND AMENITIES • LOFT WITH VELUX WINDOWS • OFF-STREET PARKING • CLOSE TO TARN