

# HUNTERS®

HERE TO GET *you* THERE

**Ainley Apperley Lane, Yeadon, Leeds, LS19 6DA**

**Asking Price £269,950**

**Property Images**



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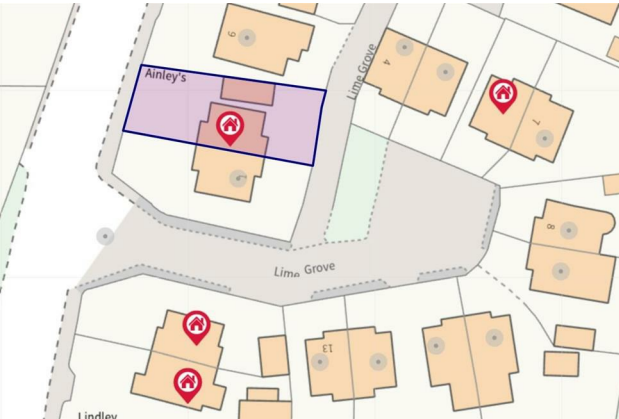
## Property Images

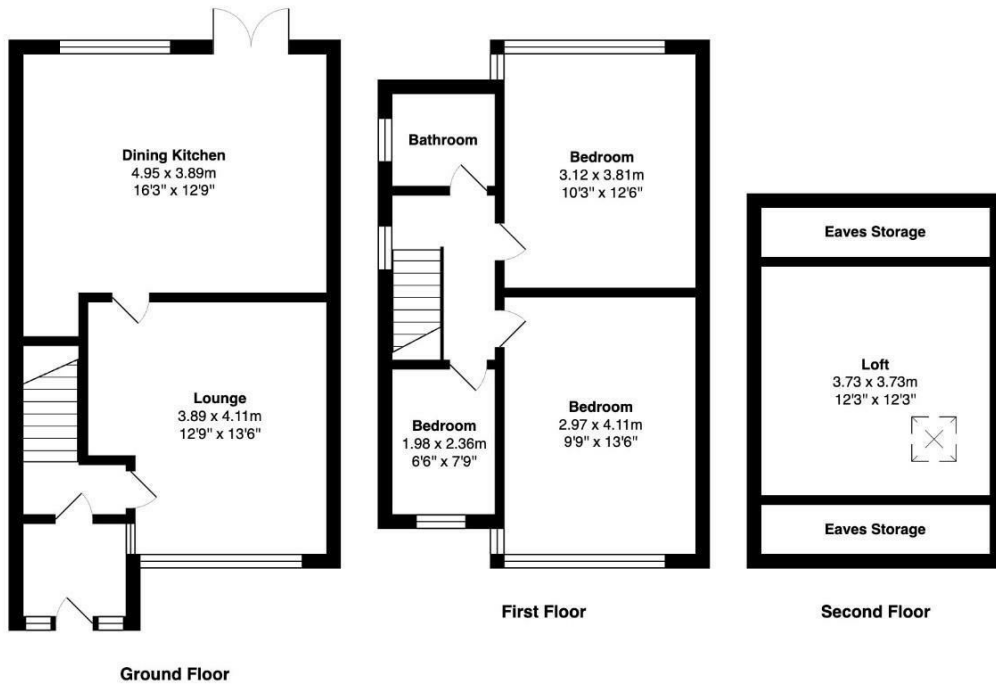


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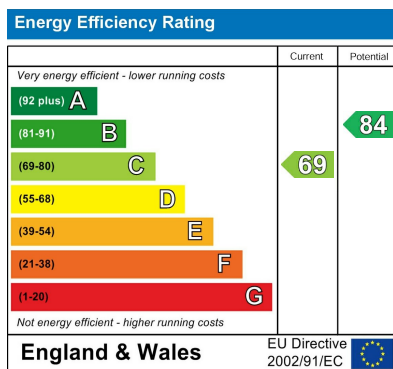
## Property Images





Total Area: 94.0 m<sup>2</sup> ... 1012 ft<sup>2</sup> (excluding eaves storage)  
 All measurements are approximate and for display purposes only

## EPC



## Map



## Details

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

Upon entering, you are greeted by a welcoming porch that leads into a generous living room with newly fitted oak flooring, ideal for relaxing and entertaining. The ground floor also boasts a well-equipped open-plan kitchen diner incorporating integrated electric oven, gas hob and extractor hood, free standing fridge/ freezer complimented by contrasting work tops, tiled splash backs and a solid oak floor finish. The dining area offers external uPVC French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.

The first floor offers three bedrooms with durable laminate flooring fitted throughout alongside a newly fitted house bathroom with three piece suite including over bath shower, heated towel rail, fully tiled walls and underfloor heating. Bedrooms comprise two double bedrooms with fitted wardrobes, and a good-sized single bedroom with fitted cupboard. The landing provides access to a useful converted loft space by a pull-down ladder with a Velux window and additional under-eaves storage.

Externally, the property benefits from a block-paved driveway, providing ample parking for up to three cars and leading to an oversized detached garage. The rear garden is fully enclosed and has been thoughtfully landscaped with a combination of paving, and artificial grass, creating a low maintenance yet attractive outdoor space ideal for family gatherings or relaxation.

The property also comes with lapsed planning approval for a single-storey side/rear extension and a dormer loft conversion, which would add a larger bedroom with an en suite.

Conveniently located near Rawdon, Yeadon and Guiseley village centres with supermarkets, shops, restaurants and pubs that are all close by, as are excellent State and Private sector junior and senior schools. With major transport links, including direct trains from Apperley Bridge to Leeds and Bradford, and with easy access to Leeds Bradford Airport, this home is perfectly situated for both work and leisure.

This beautifully updated semi-detached home in Rawdon offers stunning Aire Valley views and blends modern upgrades with original charm. It features three bedrooms, a spacious open-plan kitchen diner, and a landscaped rear garden. The ground floor boasts oak flooring and French doors opening to the garden, while upstairs includes two double bedrooms, a single, and a newly fitted bathroom. With ample parking, a detached garage, and excellent transport links, it's ideally located near schools, shops, and leisure amenities.

## Features

- SOUGHT AFTER LOCATION ADJACENT TO LITTLE LONDON CONSERVATION AREA • OPEN ASPECT TO FRONT WITH FAR REACHING VIEWS • USEFUL LOFT ROOM • SCOPE TO EXTEND (STP) • CLOSE TO SCHOOLS, AMENITIES AND TRAIN STATION • OFF-STREET PARKING AND GARAGE • DINING KITCHEN WITH PATIO DOORS LEADING OUT TO LANDSCAPED GARDEN • MODERN KITCHEN AND BATHROOM • HUNTERS 360 TOUR • IDEAL FAMILY HOME