

# HUNTERS®

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**69 Haw Avenue, Yeadon, Leeds, LS19 7XE**

**Offers In The Region Of £265,000**

**Property Images**



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## Property Images



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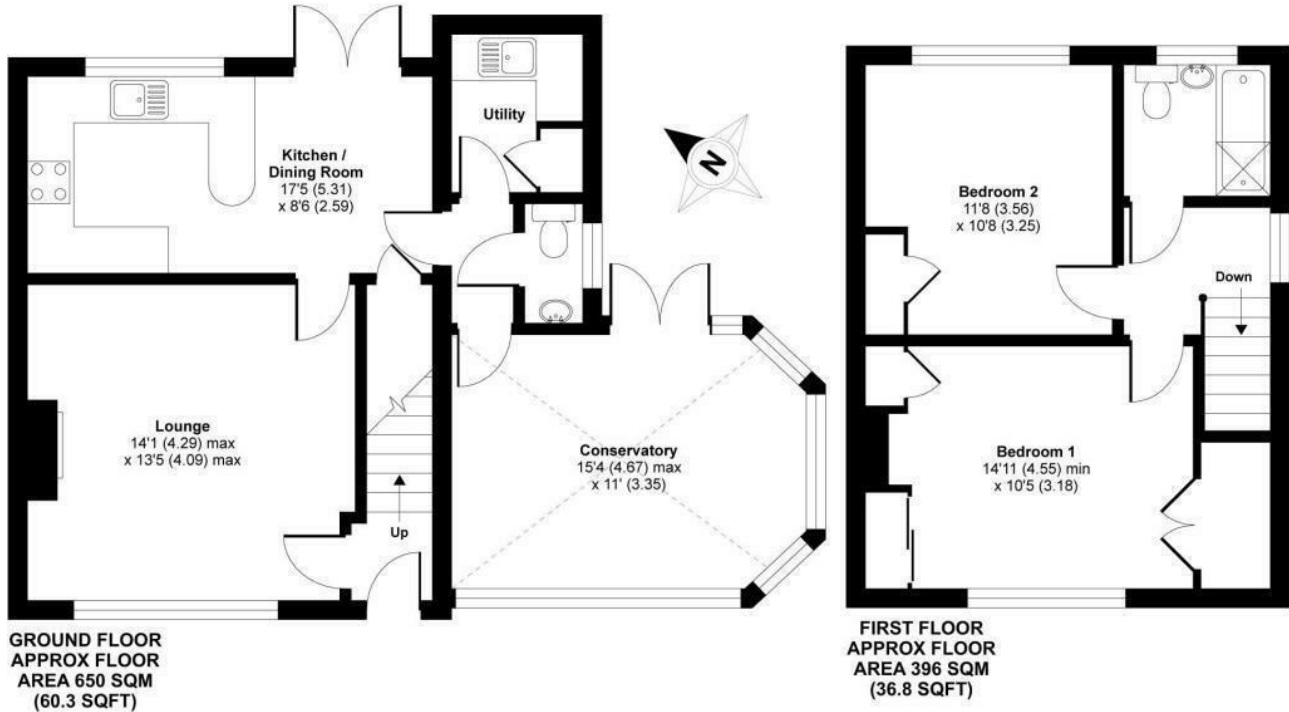
Property Images



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## Haw Avenue, Yeadon, Leeds, LS19



APPROX. GROSS INTERNAL FLOOR AREA 1046 SQ FT 97.2 SQ METRES

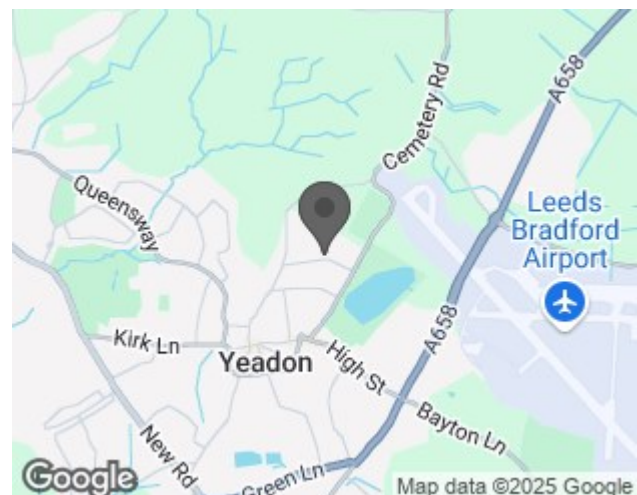
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>60</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Map



### Details

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

## Summary

This chain-free, beautifully presented extended semi-detached home offers a ready-to-move-into living experience. Set on a desirable corner plot close to Yeadon Tarn, this property has been thoughtfully designed and maintained to create a stylish and practical space. Upon entering, the sense of light and space is immediately apparent, starting with the entrance hall leading to a welcoming family lounge. The modern fitted breakfast kitchen is a highlight, boasting contemporary units, solid wood work surfaces, and French doors opening to the rear garden. A convenient inner hallway provides access to a downstairs WC, utility room, and a large conservatory, which serves as a versatile additional living space, perfect for dining or relaxing.

Upstairs, the property features two spacious double bedrooms, both beautifully appointed, with the main bedroom benefiting from fitted sliding wardrobes. The luxury shower room is a recent addition and includes a walk-in double shower, a modern vanity unit, and a heated towel radiator. High-quality finishes and tasteful decor throughout ensure the home feels both modern and inviting.

Outside, the property offers plenty of space for outdoor enjoyment. A detached garage with power and lighting is accompanied by a gated driveway. The gardens, designed for low maintenance, include a raised rockery with flowerbeds at the front, a paved area at the side, and a delightful rear garden, ideal for entertaining or relaxing in privacy.

Located within easy reach of Yeadon town centre, this home benefits from excellent transport links to Leeds and Bradford and is close to local amenities, schools, and leisure facilities. Yeadon Tarn, a haven for outdoor activities, is just a short stroll away. Viewing is highly recommended to appreciate everything this stunning property has to offer.

## Features

- FANTASTIC CONSERVATORY EXTENSION • DETACHED GARAGE • A SHORT DISTANCE FROM YEADON TARN • LANDSCAPED GARDENS • CORNER PLOT • DINING KITCHEN • UTILITY AND CLOAKROOM / WC • CLOSE TO YEADON TARN • EPC RATING = D • TWO DOUBLE BEDROOMS