

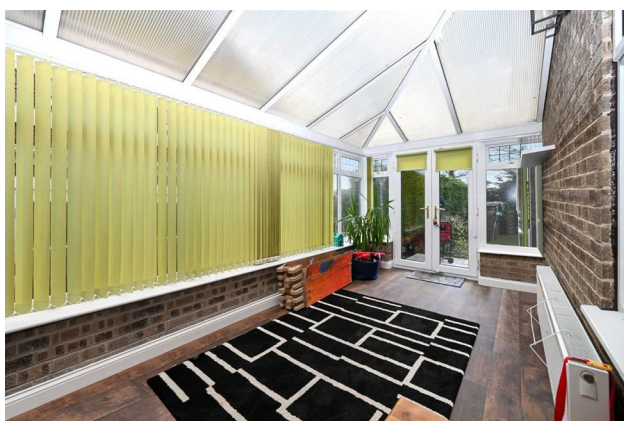
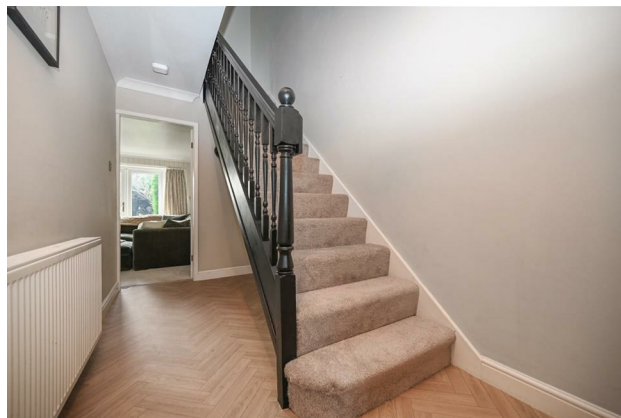
# HUNTERS®

HERE TO GET *you* THERE

**5 Barcroft Grove, Yeadon, Leeds, LS19 7XZ**

**Asking Price £325,000**

**Property Images**

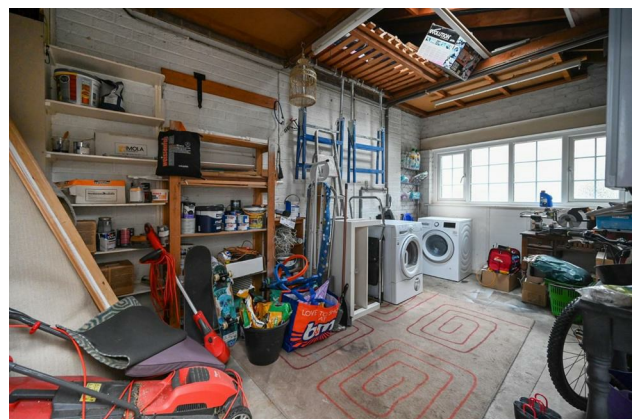
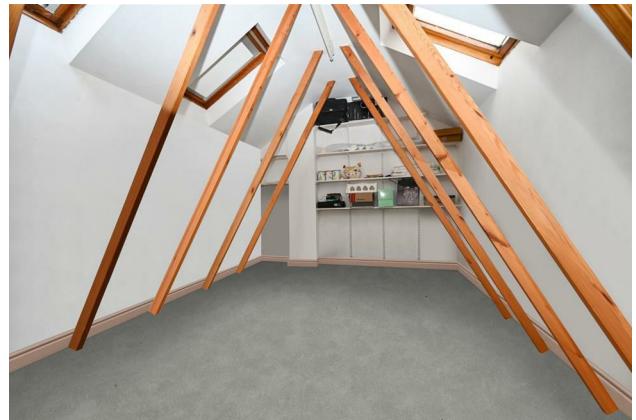




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## Property Images



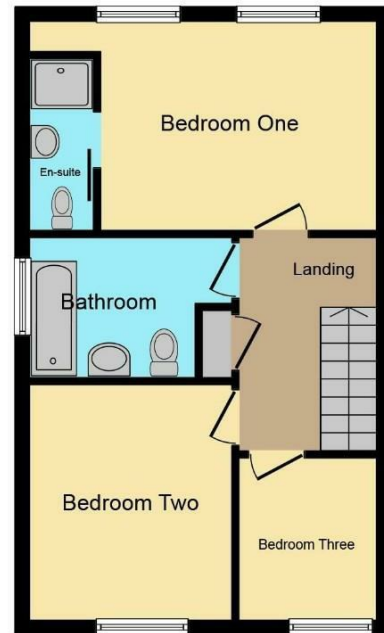
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Property Images



**Ground Floor**



**First Floor**

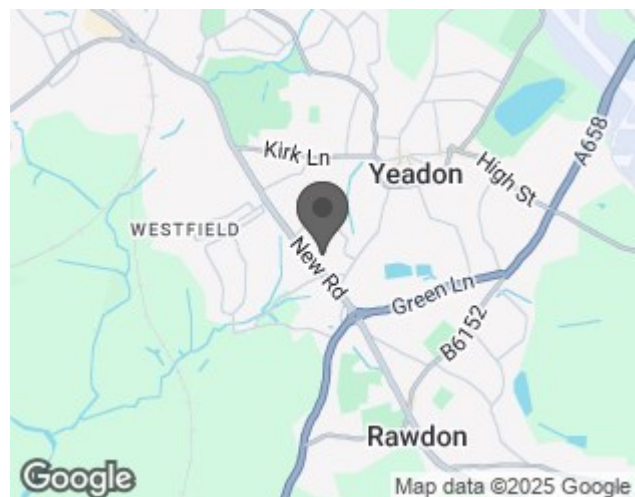
Total floor area 113.3 sq. m. (1,220 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold



## Summary

This beautifully presented and substantially extended family home is situated in a sought-after cul-de-sac, offering a perfect blend of space, style, and convenience. The property boasts a master bedroom with an en-suite, two reception rooms, and a conservatory extension, making it an ideal choice for families seeking comfort and versatility. Early viewing is highly recommended to avoid disappointment.

The ground floor features a welcoming entrance hall, a guest WC, and a spacious lounge with a feature fireplace and patio doors opening onto the rear garden. The modern dining kitchen is fitted with a range of wall and base units, a gas cooker point, and a sink with drainer, offering plenty of space for meal preparation and family gatherings. The conservatory, with its patio doors, provides an additional versatile living area filled with natural light.

Upstairs, there are three well-proportioned bedrooms, including the master with its own en-suite shower room. The modern family bathroom is equipped with a bath and overhead shower, WC, and wash hand basin. The property also benefits from a loft room, accessed via a pull-down ladder, which features two skylights, power, and lighting, adding valuable additional space. The converted garage offers a versatile room with plumbing for a washing machine, adding to the practicality of the home.

Externally, the property provides off-street parking at the front. The rear garden, enjoying a southerly aspect, is private and enclosed, making it perfect for families or entertaining. It includes a patio area adjacent to the property and a lawned area with mature hedged boundaries offering privacy.

Conveniently located on Barcroft Grove, the property is within easy reach of local shops, schools, and amenities, as well as the bustling centres of Yeadon High Street and Guiseley.

## Features

- CONSERVATORY EXTENSION • CLOSE TO SCHOOLS • CUL DE SAC POSITION • ENCLOSED REAR GARDEN • EPC RATING = D • SCOPE FOR LOFT CONVERSION - SUBJECT TO CONSENT • BREAKFAST KITCHEN • MODERN KITCHEN • THREE BEDROOMS