

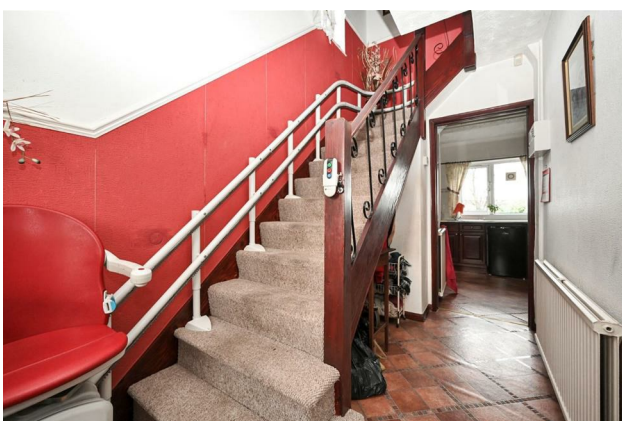
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17 Tarn View Road, Yeadon, Leeds, LS19 7TF

Guide Price £325,000

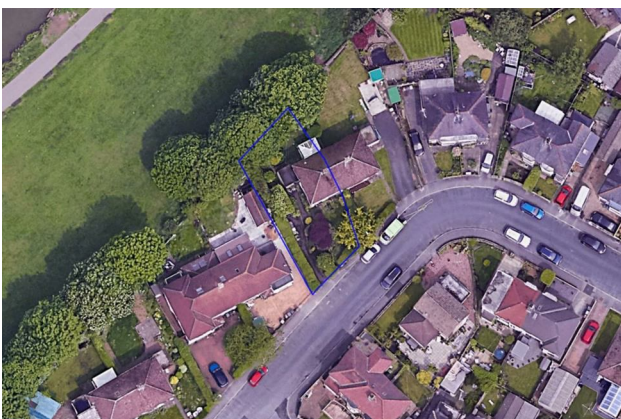
Property Images



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Property Images



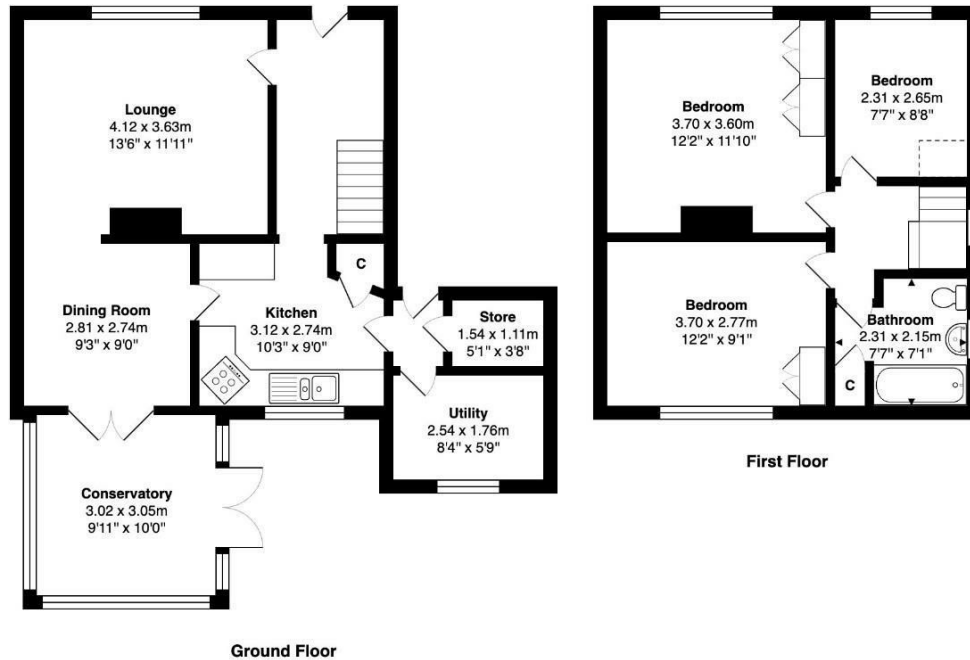
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Property Images

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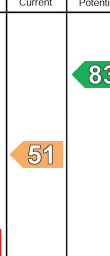

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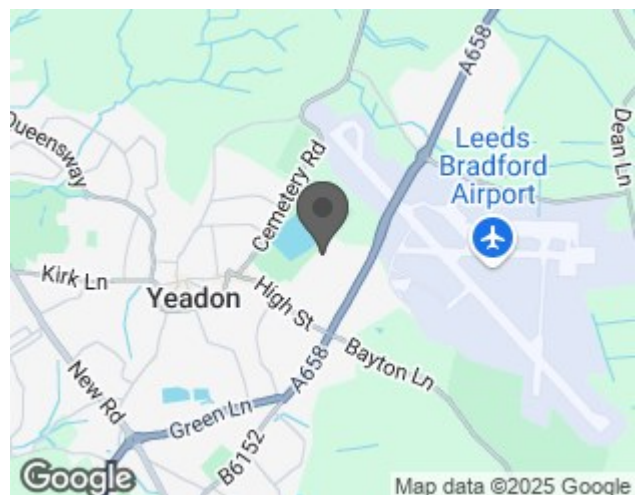
Total Area: 97.2 m² ... 1046 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Nestled in an enviable position directly backing onto Yeadon Tarn, this property offers a rare opportunity to create a truly exceptional home. While it requires full refurbishment throughout, its potential for transformation is immense. With scope for redevelopment and possible extensions, this semi-detached house could be reimagined to maximise the stunning waterside views and expansive plot.

Currently, the property comprises a welcoming entrance hallway, a kitchen-dining room, a living room, and a conservatory extension. Additional spaces include a utility room and a store, providing practicality and flexibility for everyday living. Upstairs, there are three bedrooms and the main house bathroom, offering ample accommodation for a family or for those looking to reconfigure the layout to suit their needs.

Externally, the property benefits from a generous plot, which opens up possibilities for a double-storey side extension, subject to the necessary consents. Its outdoor space further enhances its appeal, with the picturesque tarn providing a serene backdrop.

Situated in a sought-after area, the property enjoys proximity to several well-regarded schools, an array of local amenities, and excellent transport links, including a nearby train station. This combination of convenience and tranquillity makes it an ideal location for families and professionals alike. Offered to the market with no onward chain, this is a unique opportunity to craft a bespoke residence in a prime setting.

Features

- BACKING DIRECTLY ONTO YEADON TARM • LARGE PLOT • GARAGE AND DRIVEWAY • SCOPE TO EXTEND - STP • PRIME LOCATION • DEVELOPMENT OPPORTUNITY • STUNNING VIEWS • CLOSE TO SCHOOLS AND AMENITIES • NO ONWARD CHAIN • CONSERVATORY EXTENSION