

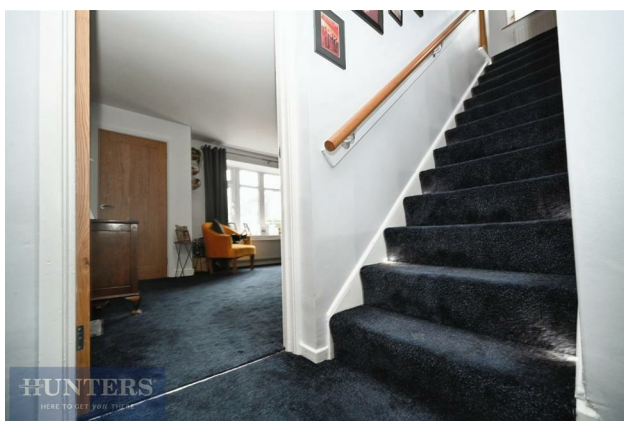
# HUNTERS®

HERE TO GET *you* THERE

**15 Cricketers Green, Yeadon, Leeds, LS19 7YS**

**Offers In Excess Of £325,000**

**Property Images**





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## Property Images



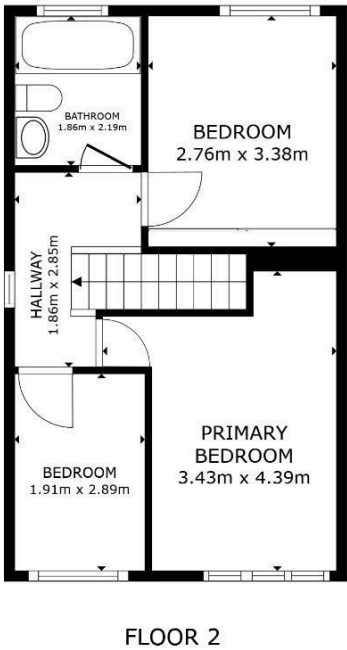
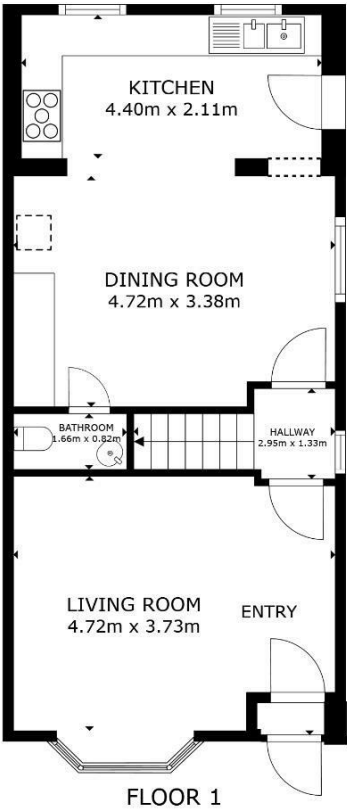


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GROSS INTERNAL AREA  
FLOOR 1 48.8 m<sup>2</sup> FLOOR 2 38.3 m<sup>2</sup>  
TOTAL : 87.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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 - Detached Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Freehold



## Summary

Nestled within a highly sought-after cul-de-sac, this fantastic and extended detached family home offers an exceptional opportunity for those seeking space, comfort, and convenience. Situated within close proximity to a range of local shops, highly regarded schools, and essential amenities, the property is perfectly positioned to cater to the needs of a growing family.

Upon entering, the welcoming hallway leads to a beautifully presented lounge, creating an inviting space to relax and unwind. The heart of the home is the impressive open-plan living and dining kitchen, designed with both style and practicality in mind. This contemporary space is ideal for entertaining, with ample room for both dining and socialising. A convenient guest WC completes the ground floor accommodation.

The first floor boasts three well-proportioned bedrooms, each offering a bright and comfortable retreat. The house bathroom is elegantly appointed, featuring modern fittings and a sleek design.

Externally, the property benefits from a driveway to the side, providing ample off-road parking, with double gates leading to a detached single garage. The rear garden is designed for low-maintenance living, featuring an artificial lawn that ensures a vibrant and neat outdoor space throughout the year.

Combining modern comforts with a desirable location, this home is ideal for families looking to settle in a friendly and well-connected area. Offering excellent transport links and access to key amenities, this superb property must be viewed to be fully appreciated.

## Features

- EXTENDED DETACHED FAMILY HOME • CUL DE SAC POSITION • CLOSE TO SCHOOLS AND AMENITIES • GUEST WC • OPEN PLAN LIVING KITCHEN • DETACHED GARAGE AND DRIVEWAY • HUNTERS 360 TOUR • SUPERBLY PRESENTED