

# HUNTERS®

HERE TO GET *you* THERE

**14 West Lea Crescent, Yeadon, LS19 7EE**

**Offers In Excess Of £250,000**

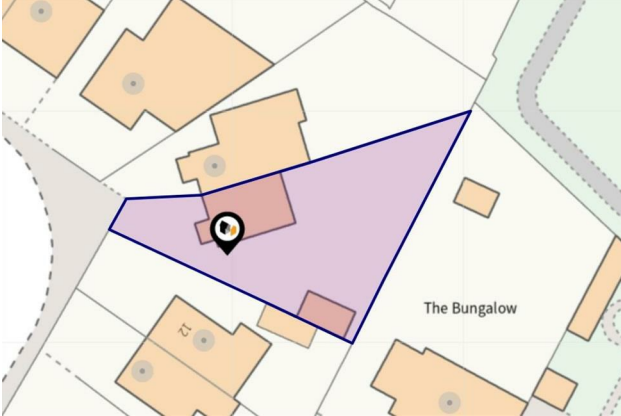
**Property Images**



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## Property Images



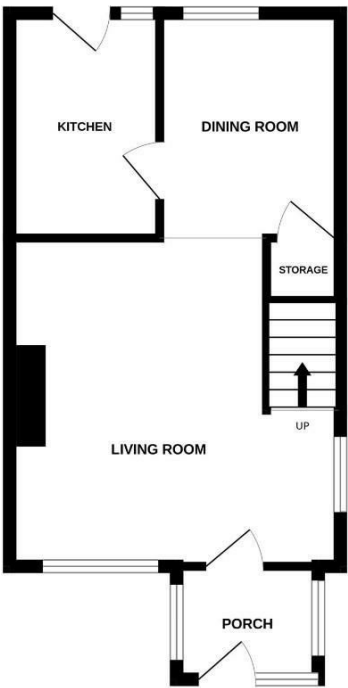
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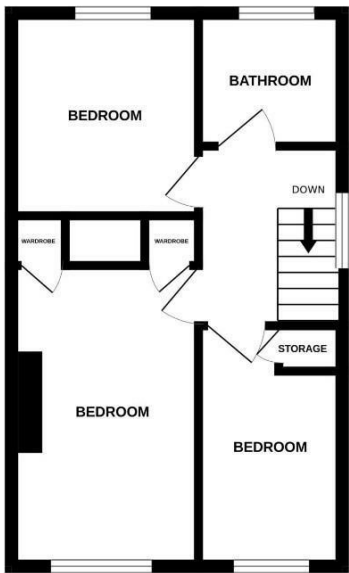
Property Images



GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.




1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.

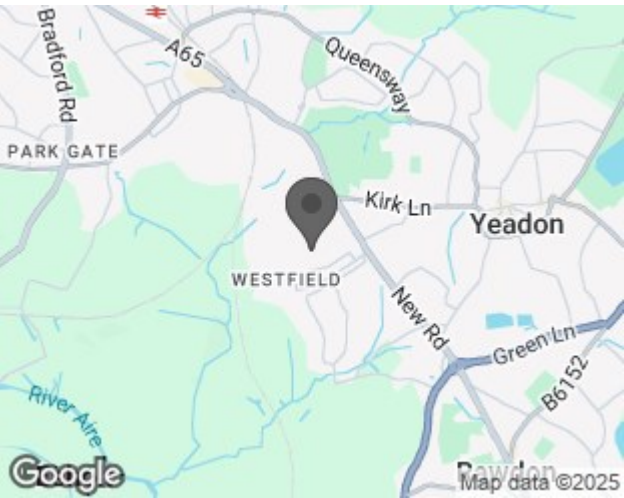


TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.  
plan not to scale - strictly for identification purposes only  
Made with Metropix ©2024

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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>	<b>41</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: 1 Tenure: Freehold

## Summary

This beautifully renovated semi-detached home in Yeadon has been thoughtfully designed and finished to a high standard, making it an ideal choice for families looking for a chain-free property.

Upon entering, the front porch welcomes you into a bright and airy living room, offering a comfortable space to relax. The newly fitted kitchen, located at the rear, features modern units, integrated appliances, and ample space for dining, with stunning views over the garden and open fields beyond.

Upstairs, there are three well-proportioned bedrooms, providing flexibility for family living, a home office, or guest accommodation. The house bathroom is fitted with contemporary fixtures, including a bath with a shower over, wash basin, and WC.

Externally, the property enjoys a generous garden to the rear, which is not overlooked, offering excellent privacy. The outdoor space is mainly laid to lawn with mature shrubbery and a patio area, perfect for entertaining or relaxing. To the front, there is a paved driveway providing off-street parking alongside a lawned garden with planted borders.

Situated in a sought-after location, this home is within easy reach of excellent schools, local amenities, and transport links. Yeadon's high street offers a variety of shops, cafés, and supermarkets, while the picturesque Yeadon Tarn provides scenic walks and leisure activities. The area is also well connected, with nearby transport links providing easy access to Leeds, Bradford, and beyond.

This stunning home is ready to move into and offers a fantastic opportunity for buyers looking for a stylish, low-maintenance property in a great location. Early viewing is highly recommended to fully appreciate what this home has to offer.

## Features

- LARGE PLOT WITH SCOPE TO EXTEND • CUL DE SAC POSITION • CLOSE TO SCHOOLS AND AMENITIES • NO ONWARD CHAIN • RECENTLY UPDATED • IDEAL FAMILY HOME • DINING KITCHEN