

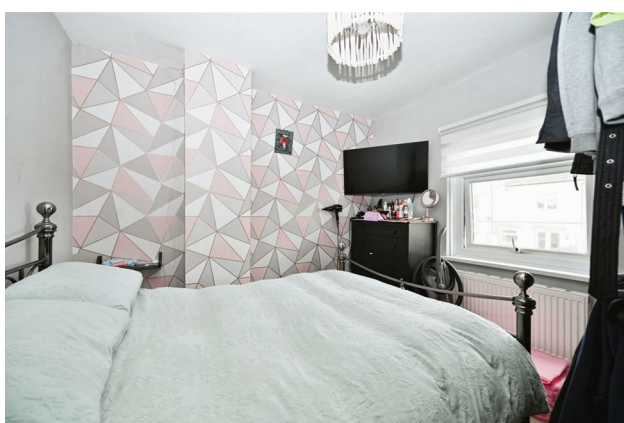
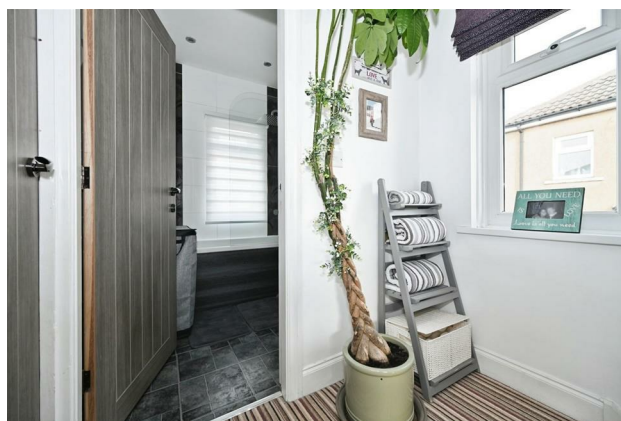
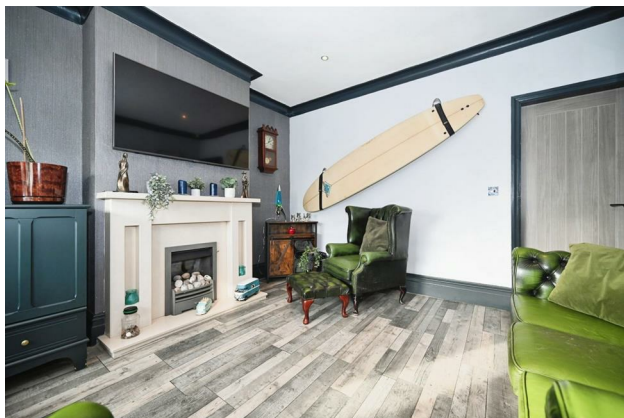
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15 Hawthorn Drive, Yeadon, Leeds, LS19 7XA

Asking Price £235,000

Property Images



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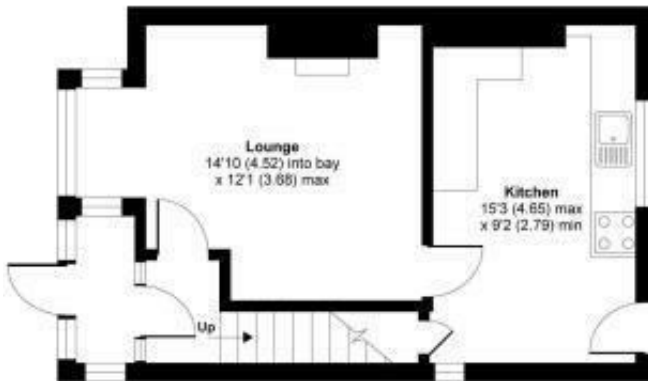
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Hawthorn Drive, Yeadon, Leeds, LS19



GROUND FLOOR
APPROX FLOOR
AREA 35.2 SQM
(379 SQFT)



FIRST FLOOR
APPROX FLOOR
AREA 32.9 SQM
(355 SQFT)

APPROX, GROSS INTERNAL FLOOR AREA 734 SQ FT 68.2 SQ METRES

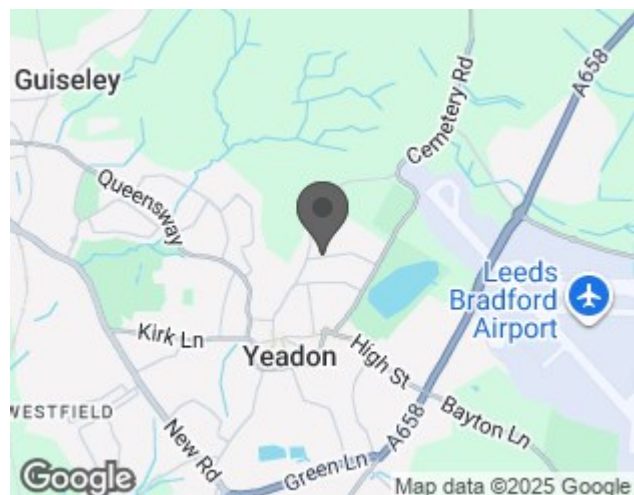
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring 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) A | | |
| (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: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Nestled on the sought-after Hawthorne Drive, this beautifully presented semi-detached home offers stylish living in a prime location. Just a short stroll from Yeadon High Street, residents can enjoy an array of shops, cafés, and essential amenities, while the picturesque Yeadon Tarn provides the perfect spot for leisurely walks.

Step inside to discover a thoughtfully designed interior that effortlessly blends comfort with modern appeal. The welcoming entrance porch leads to a bright and airy hallway, setting the tone for the rest of the home. The lounge is a cosy yet sophisticated space, ideal for unwinding after a busy day. To the rear, the contemporary dining kitchen is perfect for both casual meals and entertaining, offering ample space for hosting family and friends.

Upstairs, the property boasts two generously sized double bedrooms, each filled with natural light and offering a tranquil retreat. The stylish house bathroom completes the upper floor, featuring sleek fittings and a fresh, modern finish.

Outside, the low-maintenance garden is designed for enjoyment rather than upkeep, providing the perfect setting for outdoor relaxation. A fantastic addition to the space is the stylish outdoor bar, making summer gatherings even more special.

With excellent local schools nearby, this home is a fantastic choice for young families, professionals, or first-time buyers looking to step onto the property ladder in a vibrant and well-connected community. Offering charm, convenience, and contemporary style, this is a home not to be missed.

Features

- TWO DOUBLE BEDROOMS • SUPERBLY PRESENTED SEMI • OUTSIDE BAR • CLOSE TO YEADON TARN AND SHOPS • GARAGE AND DRIVEWAY • COMPLETE CHAIN • IDEAL FOR YOUNG FAMILY / FIRST TIME BUYER • PERMISSION GRANTED FOR A GARDEN POD