

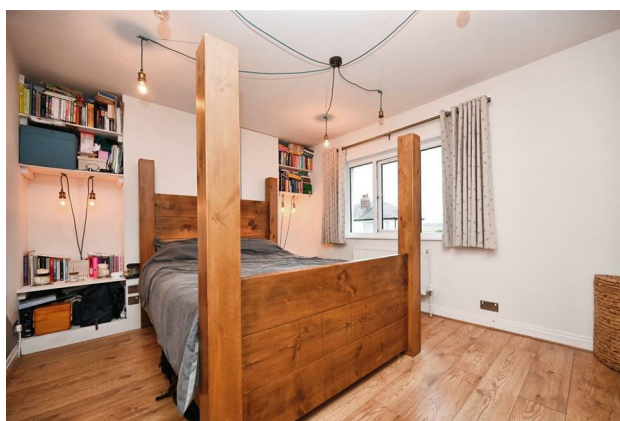
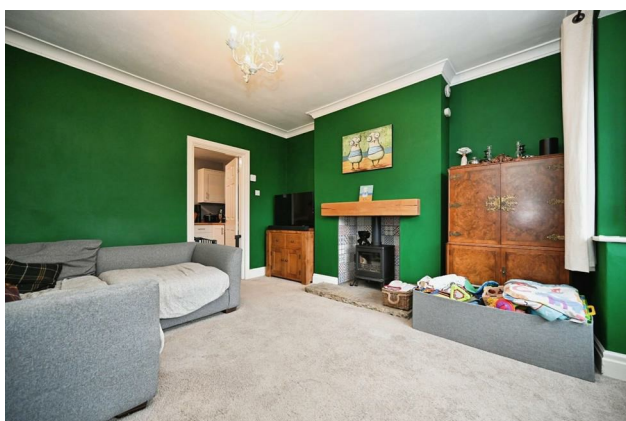
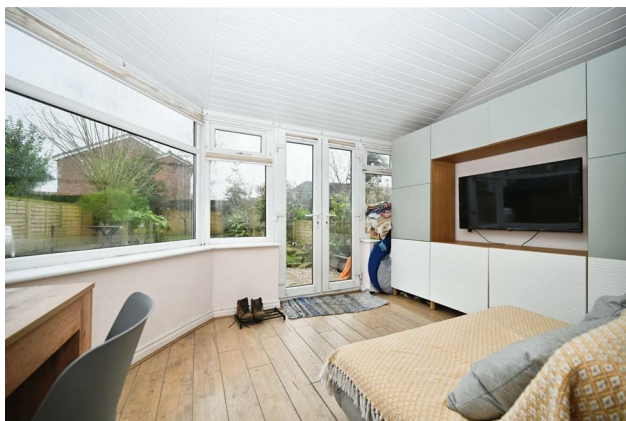
HUNTERS®

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1 Glenmere Mount, Yeadon, Leeds, LS19 7AZ

Asking Price £250,000

Property Images



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Property Images



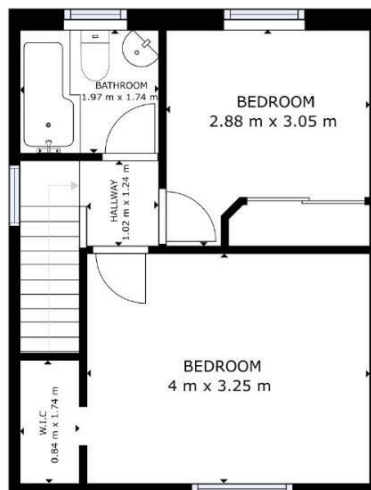
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Property Images



FLOOR 1




FLOOR 2

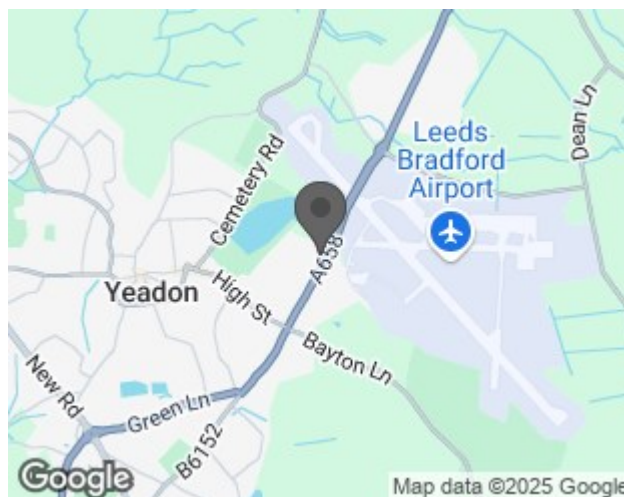
GROSS INTERNAL AREA
FLOOR 1: 46.26 m², FLOOR 2: 32.36 m²
TOTAL: 78.62 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	88
(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: 2 Tenure: Freehold

Summary

This well-presented home is situated on a sought-after street and occupies a generous plot, offering potential for a double-storey side extension, subject to planning consent.

The entrance leads into a bright lobby with a staircase to the first floor. The lounge is tastefully decorated with feature walls, a modern fire surround housing a log burning stove, and a large front-facing window. A central heating radiator provides warmth.

The spacious kitchen is fitted with stylish white shaker-style units, an easy-clean work surface, and a one-and-a-half bowl sink. A five-ring gas hob with a brushed chrome splashback, an electric oven, and space for a fridge/freezer complete the space. A concealed combi boiler is also present, along with a useful understairs storage cupboard. A window overlooks the conservatory, accessed via a timber and glazed door.

The conservatory provides additional living space with fitted blinds and French doors leading to the garden and has recently had the ceiling cladded.

Upstairs, the landing has access to a fully boarded loft. The main bedroom is a generous double with pleasant views to the front. The second bedroom also features fitted wardrobes and a rear-facing window.

The modern bathroom includes a paneled bath with shower over, corner washbasin, and low-flush WC a chrome heated towel rail, and a rear-facing window.

Outside, the property benefits from a spacious plot. The front offers ample off-street parking, with gated side access leading to the rear garden. The garden is mainly laid to lawn with mature trees, shrubs as well as an elevated decked patio and additional pebbled and paved areas.

Features

- EXTENDED SEMI • SCOPE TO EXTEND - SUBJECT TO PLANNING • PARKING FOR SEVERAL CARS • CLOSE TO YEADON TARN AND VIEWS OF THE PLANES! • LOG BURNING STOVE • CLOSE TO SCHOOLS, SHOPS AND AMENITIES • HUNTERS 360 TOUR • IDEAL FOR YOUNG FAMILY OR FIRST TIME BUYER