

HUNTERS®

HERE TO GET *you* THERE

54 Rufford Avenue, Yeadon, Leeds, LS19 7QR

Asking Price £450,000

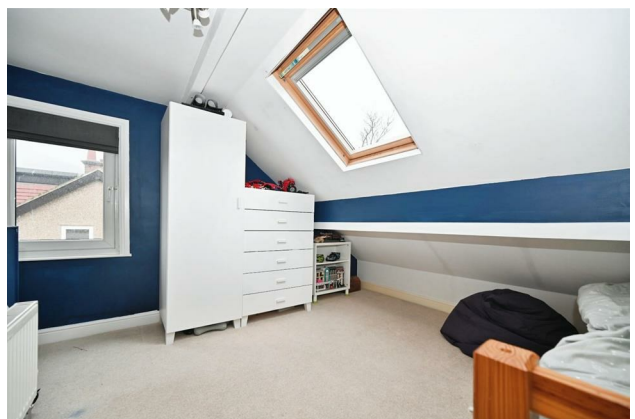
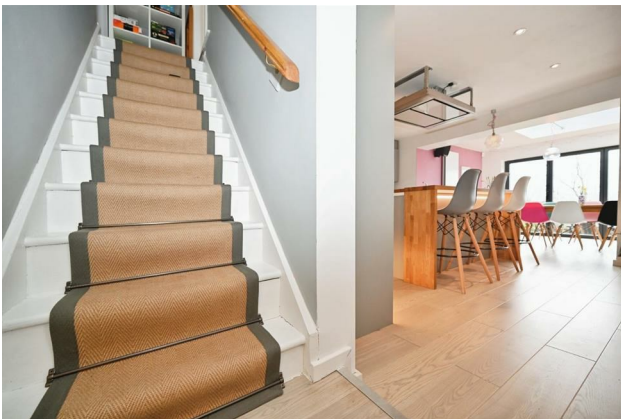
Property Images



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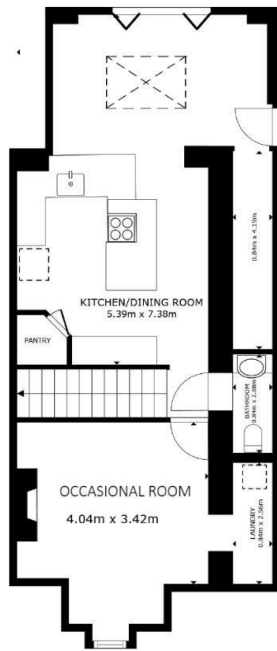
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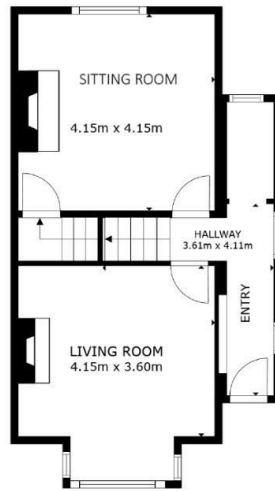


Property Images





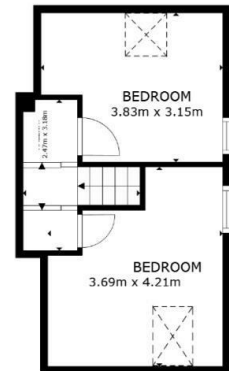
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

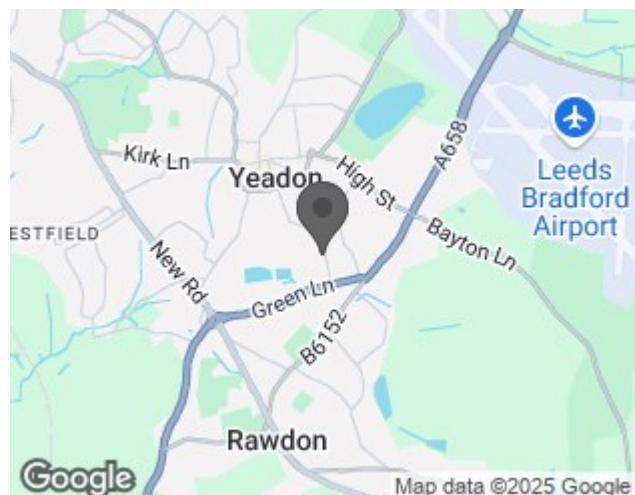
GROSS INTERNAL AREA
FLOOR 1 64.3 m² FLOOR 2 46.7 m² FLOOR 3 44.8 m² FLOOR 4 29.5 m²
TOTAL : 185.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	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 - End Terrace Beds: 4 Bathrooms: 3 Receptions: 3
Tenure: Freehold

Nestled in the highly sought-after, tree-lined Rufford area of Yeadon, this stunning four-bedroom stone townhouse offers an impressive 1,650 sq. ft. of versatile living space spread across four floors. Boasting a seamless blend of character and contemporary design, the property has been thoughtfully extended to the rear, creating a breathtaking living kitchen with bi-folding doors and a striking roof lantern, perfect for modern family living and entertaining.

As you step inside, you are welcomed by an inviting entrance hallway featuring exposed stonework and a stylish composite door. The lounge is a true highlight, with its charming feature fireplace and elegant hardwood flooring, creating a warm and welcoming atmosphere. Beyond the lounge, a second sitting room provides additional space for relaxation or a formal dining area.

Descending to the lower ground floor, you will find a generously sized occasional room currently utilized as a cinema room, offering the perfect retreat for family movie nights. Adjoining this space is a practical utility room and guest wc ensuring functionality is seamlessly integrated within the home.

The heart of the property is undoubtedly the extended living kitchen, where bi-folding doors open onto the rear garden, seamlessly blending indoor and outdoor living. The stunning roof lantern floods the space with natural light, enhancing the contemporary design. This thoughtfully designed kitchen is ideal for both everyday family life and entertaining guests.

Ascending to the first floor, the master bedroom enjoys a private en-suite shower room, providing a luxurious sanctuary. A well-proportioned second bedroom and a beautifully appointed four-piece family bathroom complete this level. The second floor is home to two additional spacious bedrooms, offering versatility for a growing family, home office, or guest accommodations.

Externally, the property benefits from a charming front garden and a driveway to the side, providing off-street parking. The rear garden is a true gem, featuring a spacious patio area ideal for alfresco dining, which leads onto an extensive lawned garden, offering plenty of space for outdoor enjoyment. Additionally, a practical garden store provides ample storage. Right of access for neighbour.

Situated in an enviable location, this exceptional home is within close proximity to a wealth of local amenities, including shops, cafes, and excellent transport links. Several highly regarded schools are nearby, making this an ideal choice for families. The property is also conveniently located near a train station, ensuring easy access to Leeds and beyond.

Offered to the market with no onward chain, this beautiful townhouse must be viewed to fully appreciate the unique blend of character, space, and modern living it has to offer. Don't miss the opportunity to make this exceptional property your next home.

This stunning four-bedroom stone townhouse in the sought-after Rufford area of Yeadon offers flexible and versatile, beautifully designed living space across four floors. Featuring exposed stonework, a feature fireplace, and hardwood floors, the home has been extended to create a striking living kitchen with bi-fold doors and a roof lantern. Additional highlights include a cinema room, a master bedroom with en-suite, and a spacious rear garden. With off-street parking and proximity to local amenities, schools, and transport links, this property is offered with no onward chain and must be viewed to be fully appreciated.

Features

• PERIOD STONE TOWNHOUSE SET OVER FOUR FLOORS • SOUGHT AFTER TREE LINED RUFFORD AREA OF YEADON • EXTENDED TO SIDE AND REAR • LOVELY VIEWS • LARGE GARDEN TO REAR • MASTER SUITE • FOUR DOUBLE BEDROOMS • HUNTERS 360 TOUR • UTILITY AND GUEST WC • CLOSE TO SCHOOLS AND SHOPS