

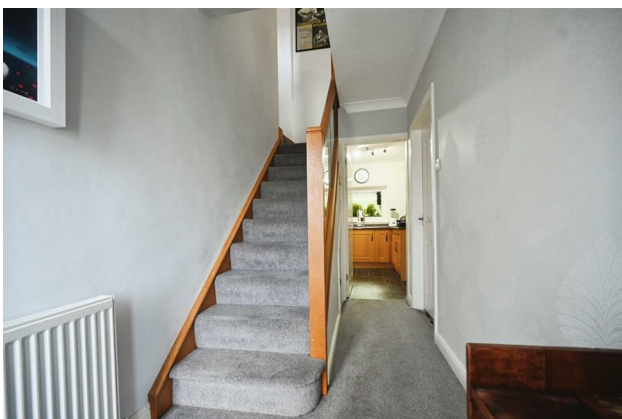
# HUNTERS<sup>®</sup>

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**7 West View Court, Yeadon, Leeds, LS19 7HX**

**Asking Price £375,000**

**Property Images**

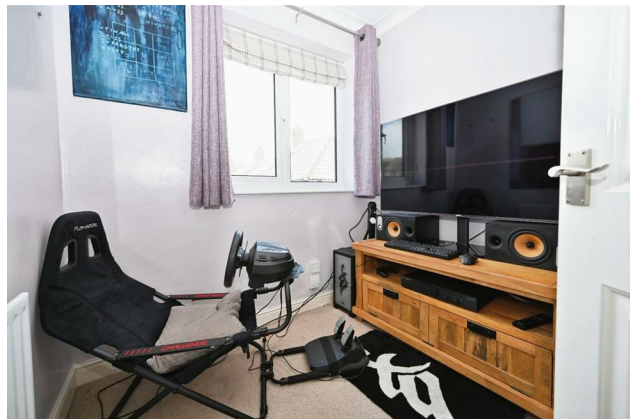




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## Property Images





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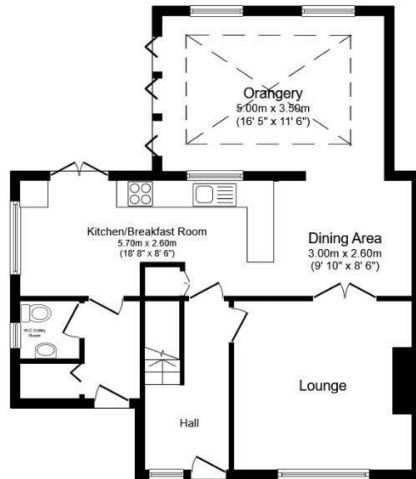
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## Property Images



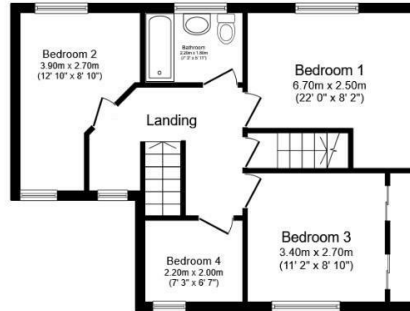
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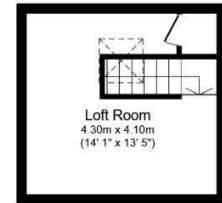
**Ground Floor**

Floor area 71.2 sq.m. (767 sq.ft.)



**First Floor**

Floor area 50.2 sq.m. (540 sq.ft.)




**Second Floor**

Floor area 17.4 sq.m. (188 sq.ft.)

Total floor area: 138.8 sq.m. (1,494 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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 - End Terrace Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold



## Summary

This beautifully presented home offers spacious and versatile accommodation, perfect for modern family living. The welcoming lounge features a charming log burner, creating a cosy atmosphere for relaxing evenings. The heart of the home is the impressive kitchen diner, complete with a breakfast bar and a generous dining area with elegant oak flooring. A separate utility room with a W.C. adds practicality, while the bright and airy orangery provides a seamless connection to the garden, making it an ideal space for entertaining or unwinding.

On the first floor, there are three well-proportioned double bedrooms, along with a comfortable single bedroom. The house bathroom is finished to a high standard and benefits from underfloor heating for added comfort. The attic has been thoughtfully converted, offering an additional versatile space, currently used as a spare bedroom but equally suitable as a home office or hobby room.

Externally, the property enjoys a driveway leading to a single garage, providing off-street parking. The rear garden is mainly laid to lawn, offering a private outdoor retreat for families and those who enjoy spending time outdoors.

Yeadon is a vibrant location with an excellent range of amenities, including highly regarded schools, independent shops, and larger retailers such as Morrisons. Yeadon Tarn, with its scenic walks and boating lake, is a popular local attraction, along with Nunroyd Park and DW Fitness Leisure Complex. The nearby towns of Horsforth and Guiseley provide further shopping, dining, and entertainment options. Commuters will appreciate the excellent transport links, with two railway stations offering direct connections to Leeds, Bradford, Ilkley, and Skipton. The A65, Harrogate Road (A658), and Leeds Bradford Airport are also within easy reach, ensuring convenient travel connections in all directions.

## Features

- A STUNNING FAMILY HOME WITH ORANGERY EXTENSION • CORNER PLOT WITH LARGE GARDEN • HEAD OF THE CUL DE SAC • CLOSE TO SHOPS, SCHOOLS AND AMENITIES • FOUR BEDROOMS, THREE DOUBLES PLUS LOFT ROOM • GARAGE AND DRIVEWAY • RAISED DECKED TERRACE • HUNTERS 360 TOUR • HIGH SPECIFICATION