

HUNTERS®

HERE TO GET *you* THERE

2A Rufford Drive, Yeadon, Leeds, LS19 7QZ

Asking Price £260,000

Property Images



Property Images



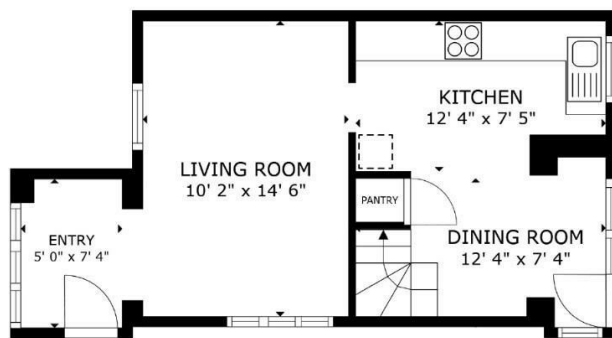
HUNTERS[®]

HERE TO GET *you* THERE

Property Images

HUNTERS®

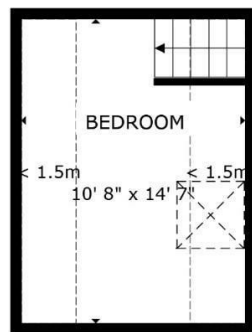
HERE TO GET *you* THERE



FLOOR 1



FLOOR 2



FLOOR 3

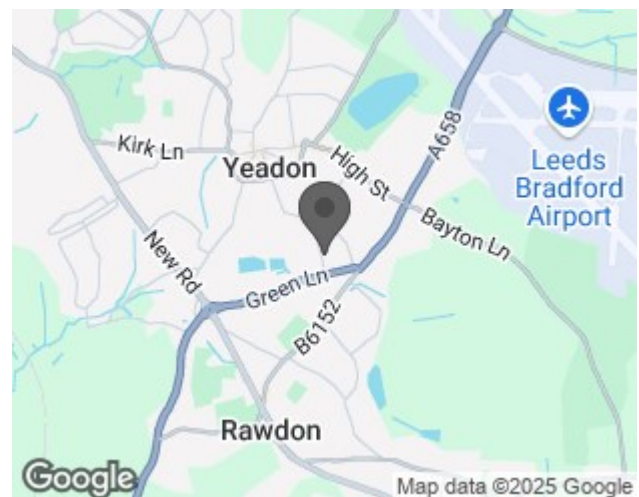
GROSS INTERNAL AREA
FLOOR 1 376 sq.ft. FLOOR 2 325 sq.ft. FLOOR 3 79 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 76 sq.ft.
TOTAL : 780 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

This charming property is ideally situated close to open countryside, offering easy access to a variety of scenic walks and local recreational facilities. Yeadon town centre is within convenient reach and provides an excellent selection of shops, cafes, restaurants, and bars. The area is well-served by schools, making it particularly appealing for families. For those commuting, Leeds and Bradford city centres are easily accessible by car, local bus, or train, with Guiseley railway station located nearby. Leeds Bradford Airport is also just a short distance away, adding to the property's excellent transport links.

The accommodation is well presented and benefits from gas fired central heating and sealed unit double glazing. Upon entering the property, you are welcomed into a bright entrance area with windows to both the front and side. This leads into a light and airy sitting room with dual aspect windows and period ceiling cornice. The dining kitchen is a real highlight, featuring a range of base and wall units, a Belfast-style sink, built in dishwasher, underfloor heating, and a recently installed set of bi-folding doors opening out to the rear garden. A useful storage cupboard is tucked under the stairs, and the kitchen also houses the modern Worcester boiler.

To the first floor is a spacious landing area, suitable for use as a small study, leading to the main bedroom which enjoys a dual aspect. The bathroom is fitted with a stylish three-piece suite including a freestanding bath and attractive fittings. On the second floor is a further generously sized double bedroom with eaves storage and a Velux window.

Outside, the property benefits from a driveway to the side offering off-street parking. The rear garden is enclosed and well maintained, with a decked area, patio, garden shed and decorative borders. The front garden is low maintenance and gravelled.

Features

- OPEN PLAN DINING KITCHEN WITH BI FOLDS • SET OVER THREE FLOORS • TWO DOUBLE BEDROOMS • ENCLOSED GARDEN WITH WESTERLEY ASPECT • HUNTERS 360 TOUR • LIGHT AND SPACIOUS • SOUGHT AFTER LOCATION • CLOSE TO SCHOOLS AND AMENITIES • OFF-STREET PARKING / DRIVEWAY • CLOSE TO TRAIN STATION