

# HUNTERS®

HERE TO GET *you* THERE

**16 Woodlea Grove, Yeadon, Leeds, LS19 7YT**

**Asking Price £235,000**

**Property Images**





# HUNTERS®

HERE TO GET *you* THERE

## Property Images



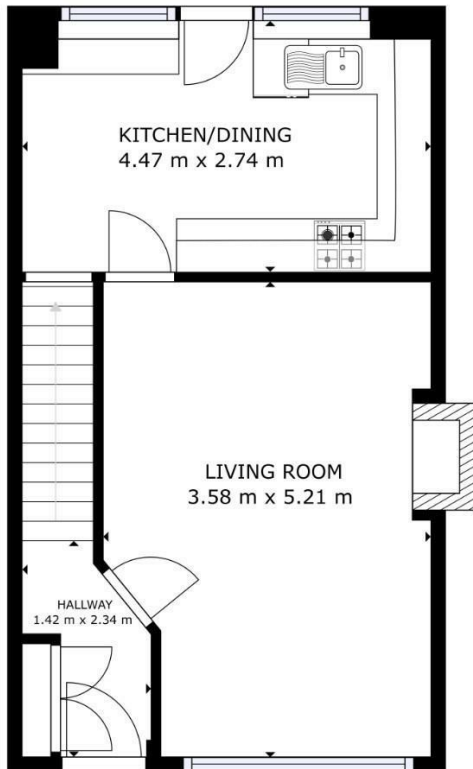
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

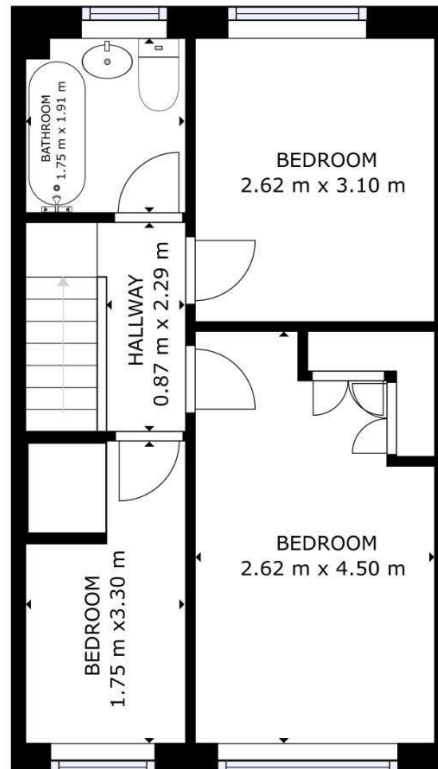
Property Images

# HUNTERS®

HERE TO GET *you* THERE



FLOOR 1




FLOOR 2

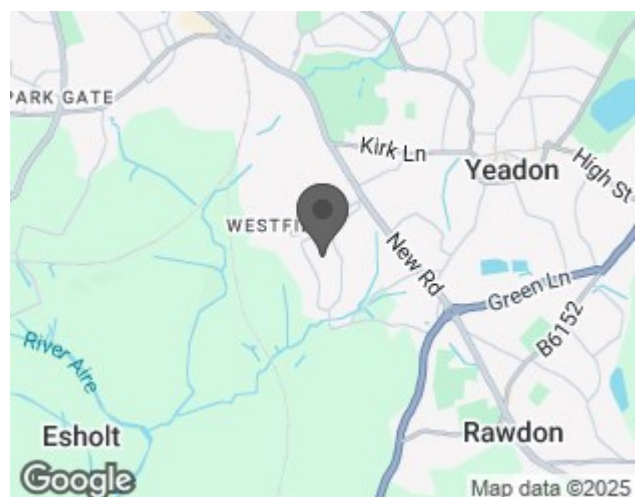
GROSS INTERNAL AREA  
FLOOR 1: 35.99 m<sup>2</sup>, FLOOR 2: 36.14 m<sup>2</sup>  
TOTAL: 72.13 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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 - Terraced Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

Offered to the market with no onward chain, this beautifully presented three-bedroom terraced home is located in the ever-popular Westfield area of Yeadon. Ideally placed for families and first-time buyers alike, the property enjoys close proximity to scenic woodland walks, highly regarded local schools and a broad selection of nearby amenities.

The accommodation is well-proportioned and thoughtfully laid out. Upon entering the home, you are greeted by a welcoming hallway which leads into a spacious lounge – a bright and comfortable living space perfect for relaxing or entertaining. To the rear of the house, the dining kitchen offers a modern and practical space, with direct access to a landscaped garden, ideal for outdoor dining or play.

Upstairs, the property features three well-sized bedrooms, offering flexible space for family life or home working, along with a contemporary house bathroom. The décor throughout is stylish and neutral, allowing any buyer to move straight in and make the space their own.

Outside, there are well-maintained gardens to both the front and rear, providing pleasant outdoor areas to enjoy throughout the seasons. In addition, the property benefits from a garage located en bloc, offering secure parking or useful additional storage.

This attractive home in a sought-after residential location presents a fantastic opportunity to acquire a property in ready-to-move-in condition, with excellent local amenities and transport links close at hand. Early viewing is highly recommended.

## Features

- SOUGHT AFTER LOCATION • IDEAL FOR A YOUNG FAMILY / FIRST TIME BUYER • SUPERBLY PRESENTED • CLOSE TO HIGHLY REGARDED SCHOOLS AND WOODLAND WALKS • GARAGE • NO ONWARD CHAIN • FULL OF NATURAL LIGHT • HUNTERS 3D TOUR