

HUNTERS®

HERE TO GET *you* THERE

46 Church Street, Yeadon, Leeds, LS19 7SB

Asking Price £270,000

Property Images



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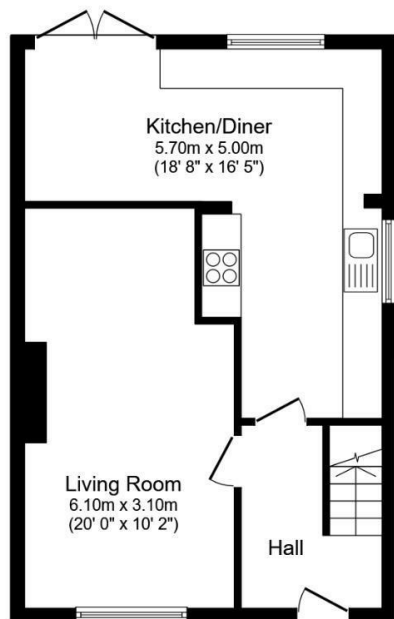
Property Images



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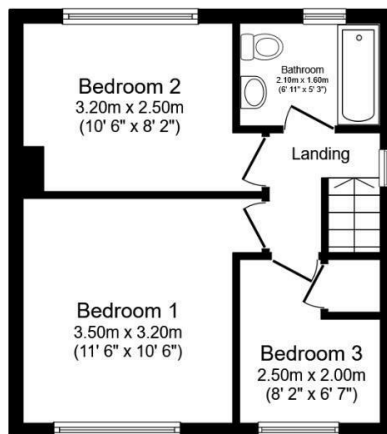
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Ground Floor

Floor area 46.5 sq.m. (500 sq.ft.)



First Floor

Floor area 33.2 sq.m. (358 sq.ft.)

Total floor area: 79.7 sq.m. (858 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

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		64	81
(92 plus) A			
(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: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Offered with no onward chain, this extended three-bedroom semi-detached home is situated on a highly regarded and popular street, ideally located close to excellent local amenities, sought-after schools, and superb transport links.

Lovingly maintained over the years, the property now presents an exciting opportunity for a new owner to make it their own. The ground floor accommodation comprises an entrance hallway leading to a bright and welcoming lounge, and an extended dining kitchen – a perfect space for family meals or entertaining. Upstairs, there are three well-proportioned bedrooms, many of which enjoy far-reaching views to the front, along with the main house bathroom.

Externally, the home offers great practical features, including a driveway providing off-street parking and a single garage. To the rear, an enclosed garden provides a high degree of privacy and offers an ideal space for outdoor relaxation or alfresco dining.

The location is particularly appealing. Yeadon offers a wide range of amenities including reputable primary and secondary schools, a variety of independent shops and major retailers such as Morrisons supermarket, as well as charming walking routes around Yeadon Tarn – a popular boating lake – and Nunroyd Park. For even more choice, the nearby town centres of Horsforth and Guiseley offer further shopping, dining, and leisure options.

Commuters are well catered for with convenient access to the A65 and A658, regular bus services, and nearby railway stations providing links to Leeds, Bradford, Ilkley, and Skipton. Leeds Bradford Airport is also just a short drive away, ideal for those who travel frequently.

Features

- EXTENDED SEMI • NO ONWARD CHAIN • PLEASANT OUTLOOK TO REAR • OPEN PLAN DINING KITCHEN • DRIVEWAY AND GARAGE • CLOSE TO SHOPS AND AMENITIES • CLOSE TO SCHOOLS • WOULD BENEFIT FROM SOME COSMETIC UPDATING