

# HUNTERS®

HERE TO GET *you* THERE

**1 Maple Terrace, Yeadon, Leeds, LS19 7HL**

**Asking Price £425,000**

**Property Images**



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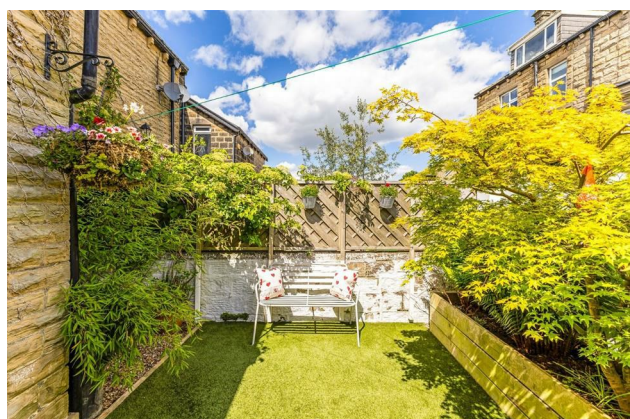
## Property Images



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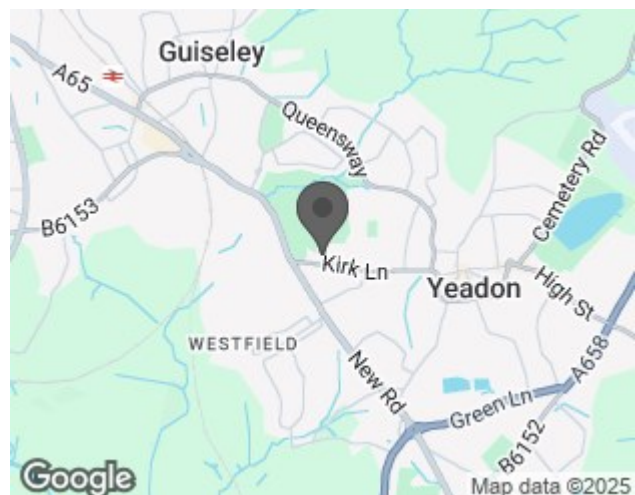
GROSS INTERNAL AREA  
FLOOR 1 41.2 m<sup>2</sup> FLOOR 2 51.9 m<sup>2</sup> FLOOR 3 47.1 m<sup>2</sup> FLOOR 4 36.1 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 6.8 m<sup>2</sup>  
TOTAL : 176.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

## EPC

| Energy Efficiency Rating                    |                                                                                     |                                                                                                                |
|---------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current                                                                             | Potential                                                                                                      |
| Very energy efficient - lower running costs |                                                                                     |                                                                                                                |
| (92 plus) <b>A</b>                          |  |                             |
| (81-91) <b>B</b>                            |                                                                                     |                                                                                                                |
| (69-80) <b>C</b>                            |                                                                                     |                                                                                                                |
| (55-68) <b>D</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<br>2002/91/EC  |

## Map



## Details

Type: House - Mid Terrace Beds: 4 Bathrooms: 3 Receptions: 3 Tenure: Freehold

## Summary

We are delighted to offer for sale this charming mid-terrace stone property, presented to a high standard and offering spacious accommodation arranged over four floors. The home seamlessly blends character features with modern finishes, creating a warm and inviting atmosphere throughout. On the ground floor, there is an entrance hall leading to a lounge with a multi-fuel stove set into a feature fireplace, while the second sitting room provides an additional versatile living space. The utility area offers useful storage and access to the rear garden.

The basement level features a well-appointed dining kitchen with ample space for a range-style cooker, complemented by a stone floor and attractive fireplace surround. Also on this level is an dining room and a convenient WC, adding to the home's practical layout.

Upstairs on the first floor, there are two generous double bedrooms, both with period features, and a family bathroom with a four-piece suite including a shower cubicle. The top floor offers two further double bedrooms, one of which benefits from distant views, and a modern shower room.

Externally, the front and rear gardens are designed for easy maintenance with gravel surfaces and hedging. The location is highly convenient, with Yeadon's high street and its variety of shops, supermarkets, cafes, and restaurants within easy reach. The area also offers excellent leisure facilities, including gyms, scenic walks around Yeadon Tarn, and a selection of schools nearby. For commuters, the property is well placed for travel to Leeds and Bradford, while Leeds Bradford Airport is also close at hand.

This delightful home offers a unique blend of character, space, and practicality, making it an excellent opportunity for a wide range of buyers. Early viewing is strongly recommended to fully appreciate all that this property has to offer.

## Features

- CHARMING VICTORIAN TERRACE • SET OVER FOUR FLOORS • HIGH SPECIFICATION AND PERIOD FEATURES THROUGHOUT • ENCLOSED GARDENS • SYMPATHETICALLY UPGRADED • HUNTERS 360 TOUR • CLOSE TO PARK, SCHOOLS AND TRAIN STATION • LOVELY VIEWS • IDEAL FAMILY HOME