

# HUNTERS®

HERE TO GET *you* THERE

39 Gill Lane, Yeadon, Leeds, West Yorkshire, LS19 7DE

Asking Price £365,000

Property Images





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## Property Images





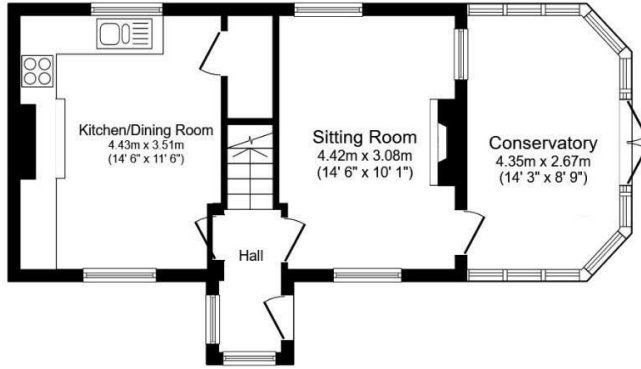
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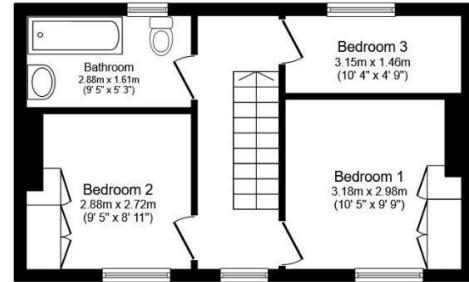
## Property Images







**Ground Floor**  
Floor area 47.4 sq.m. (510 sq.ft.)



**First Floor**  
Floor area 33.6 sq.m. (362 sq.ft.)

Total floor area: 81.0 sq.m. (872 sq.ft.)

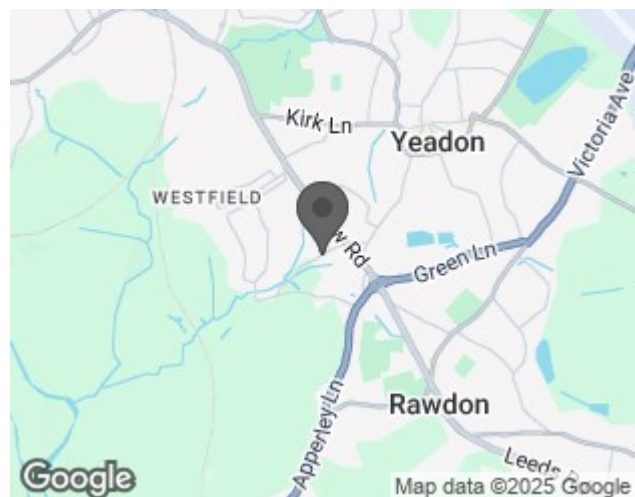
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: Cottage - Semi Detached Beds: 3 Bathrooms: 1 Reception: 2  
Tenure: Freehold

Steeped in history and brimming with character, this charming three-bedroom semi-detached cottage is beautifully positioned in a highly desirable area of Yeadon. Believed to date back to the early 1800s, the property originally served as the gardener's cottage for Low Hall and retains many of its original features, blending period charm with modern comforts.

Set behind a private electric gate—shared with just one neighbouring property—the home enjoys off-street parking under a solid timber carport, and boasts a generous, south-facing garden, perfect for those seeking a peaceful outdoor haven. The garden includes mature flower beds, an allotment area, a stone boundary wall, and a lovely lawn, all complemented by a secluded flagged seating area and a fully powered summerhouse—an ideal retreat or home office.

Inside, the property welcomes you via a warm and inviting entrance hall that leads to both the sitting room and the dining kitchen. The kitchen is beautifully appointed with solid wood units and a range of integrated appliances including an electric oven, hob, and extractor hood. With ample room for dining, this space is perfect for family meals or casual entertaining. There is also a useful under-stairs storage cupboard housing the gas-fired boiler.

The sitting room is filled with natural light and features an exposed stone fireplace with a gas fire, creating a cosy focal point. From here, French doors lead to a bright conservatory that offers panoramic views of the garden, making it a wonderful place to relax year-round. The conservatory seamlessly connects the indoor and outdoor living spaces.

Upstairs, the landing leads to three well-proportioned bedrooms. The two double bedrooms feature bespoke solid wood fitted wardrobes and exposed beams, while the third bedroom makes an excellent single room, nursery, or study. The house bathroom is well-appointed with a modern three-piece suite including a panelled bath with overhead shower, vanity unit with basin, and low-level WC. Rustic exposed beams and part-tiled walls add to the charm.

Located just a short distance from Yeadon town centre, the property benefits from easy access to a range of local amenities including shops, cafés, restaurants, and schools. Picturesque countryside walks are right on the doorstep, and excellent transport links—via road, local bus routes, and nearby Guiseley train station—ensure convenient access to Leeds, Bradford, and beyond. Leeds Bradford Airport is also within close proximity.

This delightful property offers a rare opportunity to purchase a character-filled home in a peaceful yet accessible setting. Perfect for couples or families seeking a blend of tranquillity and convenience, early viewing is highly recommended.

This charming three-bedroom semi-detached period cottage, once the gardener's home for Low Hall, dates back to the early 1800s and is full of character. Located in a desirable part of Yeadon, it features a beautifully maintained garden, off-street parking via a private electric gate, and a versatile summerhouse with power. Inside, the home offers a bespoke fitted kitchen, a cosy sitting room with a stone fireplace, and a bright conservatory. With excellent local amenities, countryside walks, and transport links nearby, this property is perfect for couples or families seeking a peaceful yet well-connected lifestyle. Early viewing is highly recommended.

## Features

• CHARACTER HOME • SEMI RURAL LOCATION • PERIOD FEATURES THROUGHOUT • NO ONWARD CHAIN • SUMMER HOUSE • CLOSE TO WOODLAND WALKS • CLOSE TO SHOPS AND AMENITIES • PLEASANT GARDENS • PARKING