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37 West Lea Crescent, Yeadon, Leeds, LS19 7EE

Offers In Excess Of £300,000

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Ground Floor

Floor area 93.9 sq.m. (1,010 sq.ft.)

First Floor

Floor area 34.6 sq.m. (372 sq.ft.)

Total floor area: 128.5 sq.m. (1,383 sq.ft.)

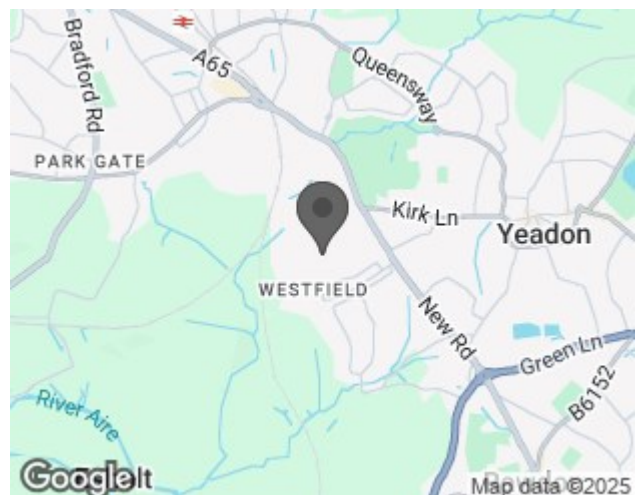
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(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: 2 Tenure: Freehold

Summary

Tucked away on a quiet cul-de-sac, this beautifully presented and extended semi-detached home with an integral garage has been thoughtfully enhanced by the current owners to create a stylish and comfortable living space ready for immediate occupation.

The ground floor features a practical entrance porch leading into a welcoming lounge, ideal for relaxation. To the rear, the impressive extended living kitchen diner forms the heart of the home — a superb open-plan area perfect for family life and entertaining. The kitchen is fitted with modern units and integrated appliances, including a dishwasher and wine fridge, while patio doors open onto the rear garden. There is also a convenient ground-floor shower room and access to the generous integral garage, which extends to approximately nine metres in length, has power and cold water supply and offers excellent storage or potential for further conversion, subject to any necessary permissions.

Upstairs, the first floor provides three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a driveway to the front providing off-street parking, while the enclosed rear garden offers a private outdoor space ideal for relaxation or entertaining.

Situated in the ever-popular area of Yeadon, the property enjoys easy access to a wide range of local amenities. These include highly regarded schools, independent shops, and major supermarkets such as Morrisons and Aldi. Leisure opportunities abound with scenic walks around Yeadon Tarn, a boating lake and popular recreational spot. Neighbouring Horsforth and Guiseley town centres offer additional shopping and dining options, as well as retail parks. For commuters, Guiseley and Apperley Bridge train stations—both around 1.5 miles away—provide regular services to Leeds, Bradford and Ilkley. The property also benefits from convenient access to Leeds Bradford Airport, the A65 and Harrogate Road (A658).

Features

- LARGE GARAGE / WORKSHOP - A CAR ENTHUSIASTS DREAM!
- EXTENDED AND OPEN PLAN LIVING KITCHEN
- HIGH SPECIFICATION
- CUL DE SAC POSITION
- CLOSE TO SCHOOLS AND AMENITIES
- RECENTLY FITTED BOILER
- IDEAL FAMILY HOME
- CLOSE TO WOODS AND TRAIN STATION