

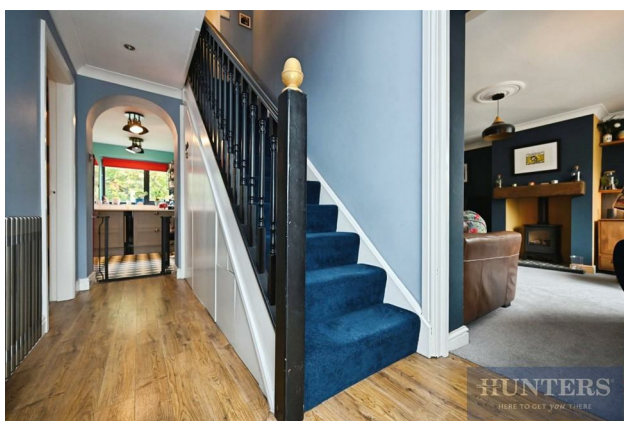
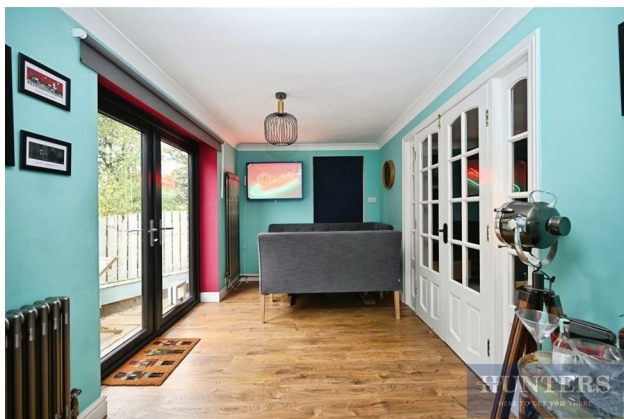
# HUNTERS®

HERE TO GET *you* THERE

73 Greenlea Road, Yeadon, Leeds, LS19 7SN

Asking Price £495,000

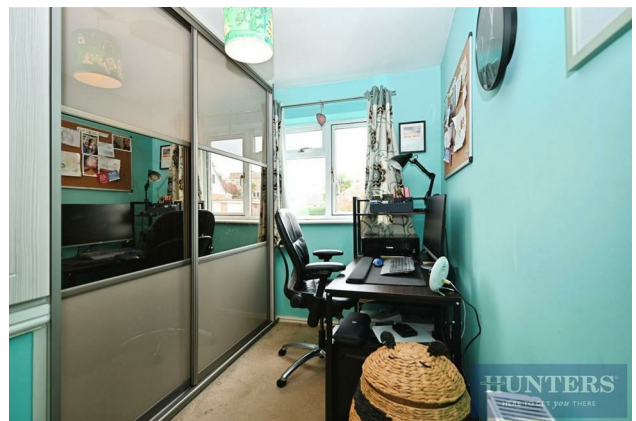
Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images

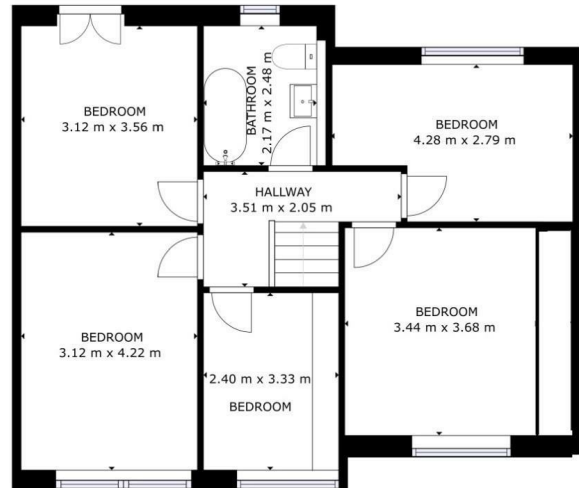


# HUNTERS®

HERE TO GET *you* THERE



FLOOR 1



FLOOR 2

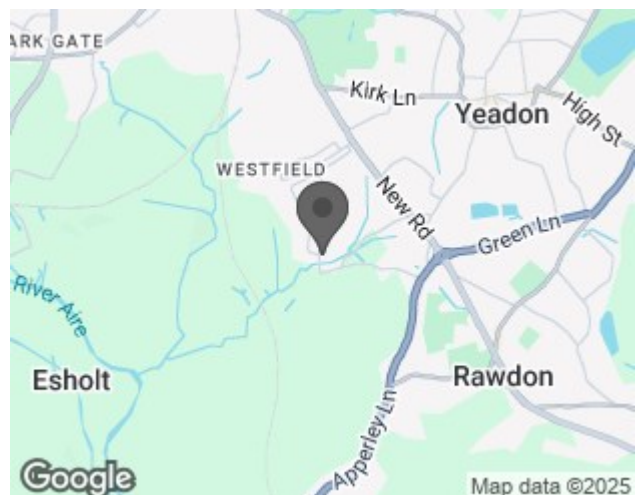
GROSS INTERNAL AREA  
FLOOR 1: 79.48 m<sup>2</sup>, FLOOR 2: 72.72 m<sup>2</sup>  
TOTAL: 152.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 78        |
| (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 - Detached Beds: 5 Bathrooms: 2 Reception: 3 Tenure: Freehold

## Summary

Nestled in a desirable residential area, this spacious detached family home offers an ideal blend of comfort, style and practicality. Perfectly positioned close to woodland walks, highly regarded local schools, and a range of everyday amenities, the property provides an exceptional opportunity for families seeking both convenience and tranquillity.

The ground floor offers a welcoming entrance hallway leading to a cloakroom / WC and a bright, generously proportioned family lounge. Flowing seamlessly from here, the open-plan dining room and superb breakfast kitchen create an ideal space for modern family living and entertaining. The kitchen is beautifully appointed, offering ample storage, quality fittings and direct access to the garden. A versatile playroom or second reception room completes the ground floor, providing flexibility for home working, hobbies or additional family space.

Upstairs, the master bedroom enjoys fitted wardrobes, while three further good-sized bedrooms offer plenty of space for family or guests. A fifth bedroom / study provides an ideal home office or nursery, complemented by a well-presented house bathroom.

Externally, the property boasts gardens to three sides, with a mix of lawned and paved areas that offer a high degree of privacy. A raised balcony overlooks the rear garden, providing the perfect spot to relax and enjoy the surroundings. The driveway to the front allows for ample off-street parking for several vehicles.

With its thoughtful layout, generous proportions and highly sought-after location, this delightful property is perfectly suited to growing families and those who value space, light and access to nature.

## Features

- DETACHED FAMILY HOME • SOUGHT AFTER LOCATION • CLOSE TO WOODS • OPEN PLAN LIVING KITCHEN • LANDSCAPED GARDENS • HUNTERS 360 TOUR • CLOSE TO SCHOOLS