

**74 Parkland View, Yeadon, Leeds, LS19 7DZ**

**Offers In Excess Of £250,000**

**Property Images**



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## Property Images



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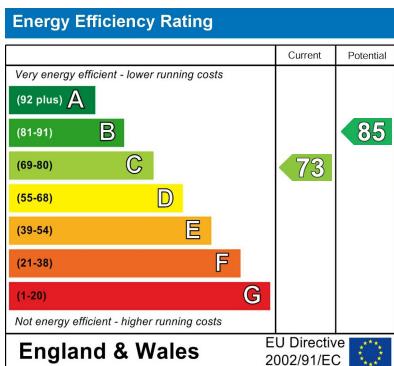
Ground Floor

First Floor

Total Area: 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Nestled in a quiet cul-de-sac in a highly sought-after area of Yeadon, this beautifully presented two-bedroom semi-detached home offers stylish accommodation with a warm and welcoming atmosphere. Thoughtfully maintained, the property provides bright, well-proportioned rooms and attractive gardens to the front and rear, as well as the convenience of a private driveway offering off-street parking.

On entering the property, you are greeted by a practical entrance hall leading to a spacious lounge, tastefully decorated and filled with natural light from a large front-facing window. This is an inviting space, ideal for relaxing or entertaining. To the rear of the property is a modern dining kitchen boasting ample storage and work surface space, along with room for a dining table. This room enjoys views over the rear garden and offers direct access outside—perfect for everyday family living or summer dining.

To the first floor are two generous double bedrooms, each offering comfortable sleeping accommodation. Bedroom two includes a partitioned sound recording cupboard, which could easily be removed to provide additional storage or be repurposed to suit individual needs. The contemporary house bathroom is fitted with a white suite and provides a clean and functional space.

Externally, the property continues to impress. The front garden offers kerb appeal with a neat lawn and planted borders, while the enclosed rear garden provides a safe and pleasant outdoor space, ideal for children, pets or simply enjoying the outdoors. A driveway to the side of the property ensures valuable off-street parking.

Located within easy reach of scenic walks and local green spaces, the home also benefits from close proximity to Yeadon's excellent range of amenities. The town offers shops, cafés, restaurants and regular public transport links to Leeds, Bradford and surrounding areas, making it an excellent choice for commuters.

## Features

- SOUGHT AFTER LOCATION • SCOPE TO EXTEND (STP) • NO ONWARD CHAIN • IDEAL FIRST TIME BUYER HOME • DINING KITCHEN TO REAR • CLOSE TO SCHOOLS AND AMENITIES • ENCLOSED GARDEN TO REAR • CUL DE SAC LOCATION