

**63 Cricketers Green, Yeadon, Leeds, West Yorkshire, LS19 7YS**

**£1,700 Per Month**

**Property Images**



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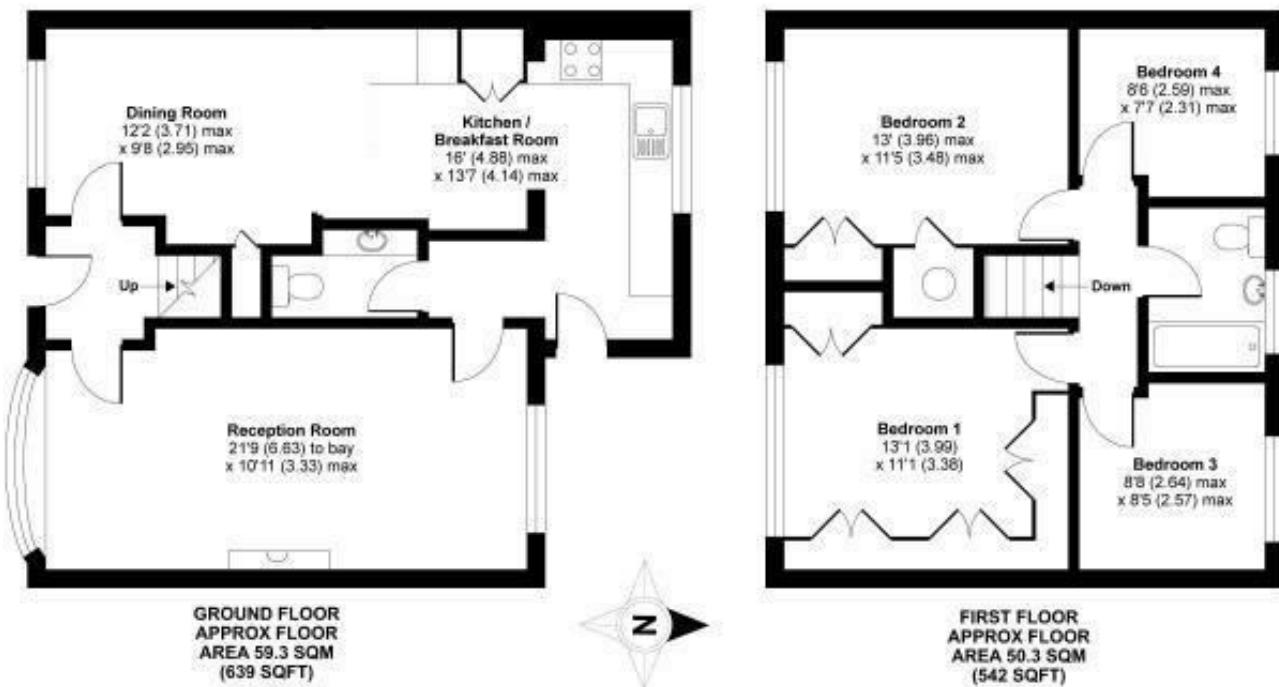
## Property Images





**Property Images**

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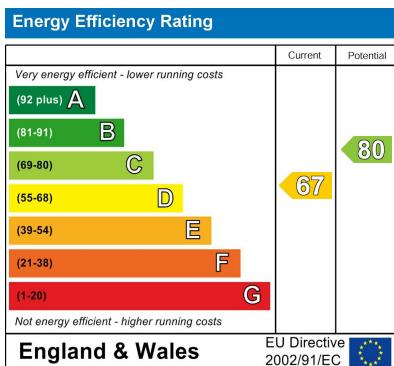


### APPROX. GROSS INTERNAL FLOOR AREA 1181 SQ FT 109.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### EPC



### Map



### Details

Type: House - Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure:

## Summary

Welcome to this charming four-bedroom detached family home, ideally situated in a peaceful cul-de-sac. With its single-storey rear extension and spacious interior, this appealing property offers an ideal living space for families. Located within close proximity to several highly regarded primary and secondary schools, this home is perfect for those seeking both convenience and comfort.

Upon entering, you are greeted by a welcoming entrance hallway that leads into a fantastic sized lounge, featuring dual aspect windows that flood the room with natural light. The formal dining room provides an elegant space for family meals and entertaining guests. The extended dining kitchen is a standout feature, offering ample space for cooking and dining with easy access to the rear garden. Completing the ground floor is a convenient cloakroom / WC.

The first floor boasts four generously sized bedrooms. Bedrooms one and two are particularly spacious, providing plenty of room for relaxation. The house bathroom is also located on this floor, offering modern fixtures and fittings.

Externally, the property benefits from well-maintained gardens to the front and rear. The front garden features both paved and lawned areas with beautifully planted borders, while the rear garden provides a private space for outdoor activities and relaxation. A driveway to the side of the property allows for off-street parking, and additional parking is available with the detached single garage.

With its light and neutral décor throughout, this property must be viewed to truly appreciate the spacious accommodation on offer. Don't miss the opportunity to make this delightful house your family's next home.

## Features

- DETACHED FAMILY HOME • LONG TERM RENTAL • CUL DE SAC POSITION • OPEN PLAN DINING KITCHEN • CLOSE TO SCHOOLS • DETACHED GARAGE AND DRIVEWAY