



**Leslie Avenue, Yeadon Leeds LS19 7XH**

**welcome to**

**Leslie Avenue, Yeadon Leeds**

Perfect for family living, a rare opportunity in a prime location!

!! Beautifully presented three-bedroom semi-detached home in a peaceful cul-de-sac. Features include a private rear garden, off-street parking, and a detached garage. Close to excellent schools, local amenities, and transport links.



## Yeadon

Yeadon is a charming small town located approximately 8 miles from Leeds City Centre. The High Street offers a variety of amenities, including bars, cafes, restaurants, and two supermarkets. Regular bus services connect Yeadon to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The town is home to Yeadon Tarn, a scenic spot perfect for leisurely walks, green spaces, and a children's play park. Yeadon Town Hall, a beautiful Grade II listed building from the 1880s, hosts numerous shows and concerts throughout the year and features the delightful Stage Door Café and licensed bar.

### Entrance Hall

Enter from the front into the welcoming hallway with an understairs cupboard and stairs leading to the first floor.

### Lounge

A bright and airy room having a feature fireplace with a tiled hearth and wood lintel, along with shelves built into the recesses. The bay window to the front allows a good amount of natural light to flow through.

### Kitchen/Diner

A modern kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback and extractor fan above. There is an integrated oven and spaces for other appliances. The dining area has a built in table, further storage cupboards and fully glazed doors leading out to the garden.

### Bedroom One

A double bedroom with fitted wardrobes.

### Bedroom Two

A double bedroom with fitted wardrobes.

### Bedroom Three

A single bedroom with space for free standing furniture.

## Bathroom

A modern bathroom with tiling to splash areas and fitted with a three piece suite comprising a bath with shower over, wc and basin.

## Outside

To the front of the property there is a pebbled driveway providing off street parking for two cars. The rear garden is predominantly South facing and has a decked seating area leading off the dining room with a lawn beyond.

## Garage

A single detached garage, great for storage with a side access door.



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welcome to

## Leslie Avenue, Yeadon Leeds

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- OFF STREET PARKING
- CUL-DE-SAC POSITION

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

# £300,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YEA106747 - 0004

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