



**Harper Rock, Yeadon LEEDS LS19 7QW**

**welcome to**

**Harper Rock, Yeadon LEEDS**

A CHARACTERFUL mid terrace stone house, beautifully presented throughout, blending the old with modern. This property boasts MULTIPLE RECEPTION rooms, offering versatile spaces that can be adapted to suit your lifestyle—perfect for entertaining, WORKING FROM HOME, or creating a cosy family retreat.



## **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.

### **Ground Floor Lounge/Dining Room**

A spacious, bright and airy room with a front access door.

### **Kitchen/Diner**

A modern and stylish kitchen offering a good range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above. Integrated appliances are discreetly hidden behind doors giving a lovely sleek finish.

### **Lower Ground Lounge**

A cosy room with a fabulous exposed stone fireplace which really is a beautiful central focal point.

### **Bedroom One**

Currently used as a second sitting room but could be a bedroom depending on the buyers needs.

### **First Floor Bedroom Two**

A spacious double bedroom with fitted cupboards.

### **Bedroom Three**

A double bedroom with space for free standing furniture.

### **Shower Room**

A modern shower room, fully tiled and fitted with a three piece suite comprising a shower cubicle, wc, wash hand basin and a chrome heated towel rail.

### **Loft**

The loft is fully boarded and a fabulous space for storage.

### **Outside**

There is off street parking to the rear.

### **Agents Note**

There is a right of way to the rear to access the off street parking.



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## Harper Rock, Yeadon LEEDS

- MID TERRACE CHARACTERFUL STONE HOUSE
- THREE DOUBLE BEDROOMS
- VERSATILE LIVING ACCOMMODATION
- ARRANGED OVER THREE FLOORS
- BEAUTIFULLY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA107279 - 0007

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