

# HUNTERS®

HERE TO GET *you* THERE

**34 East View, Yeadon, Leeds, LS19 7AD**

**Asking Price £220,000**

**Property Images**





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## Property Images



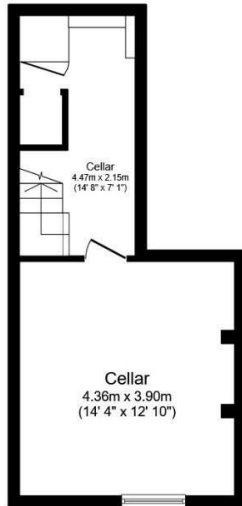
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## Property Images

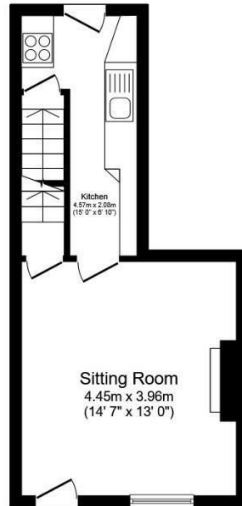






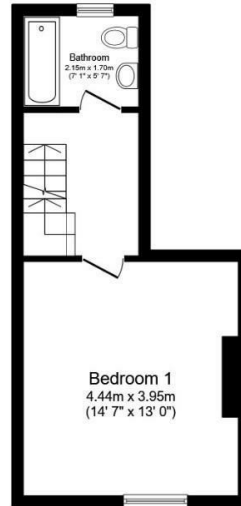
**Basement**

Floor area 27.3 sq.m. (293 sq.ft.)



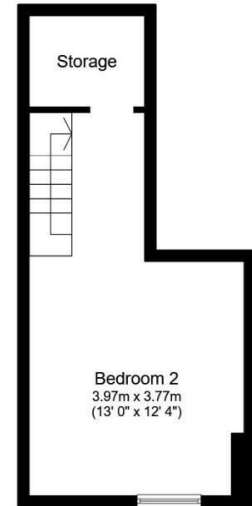
**Ground Floor**

Floor area 27.3 sq.m. (293 sq.ft.)



**First Floor**

Floor area 27.3 sq.m. (293 sq.ft.)



**Second Floor**

Floor area 27.3 sq.m. (293 sq.ft.)

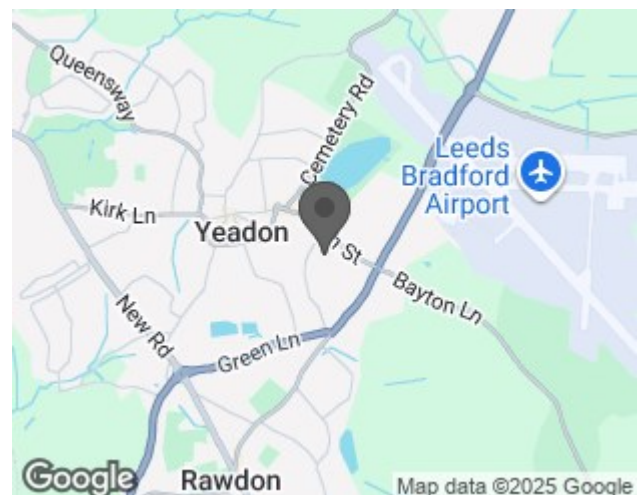
Total floor area: 109.1 sq.m. (1,174 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>61</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

LARGE GARDEN | PRIVATE OFF-STREET PARKING | CHAIN-FREE SALE

Located in the sought-after area of East View, Yeadon, this charming mid-terrace home offers a wonderful balance of character, space, and convenience. Built circa 1900, the property retains plenty of period charm while offering modern comfort, making it an ideal purchase for first-time buyers, small families, or buy-to-let investors.

With a well-planned layout and approximately 807 square feet of living space, the ground floor comprises a welcoming reception room – perfect for relaxing or entertaining – along with a fitted kitchen. Upstairs, you'll find two generously sized double bedrooms and a stylish, contemporary bathroom.

One of the standout features of this home is the large lawned garden – a rare find in such a central location – offering a superb outdoor space for summer barbecues, children's play, or simply relaxing in the sun. The property also benefits from private off-street parking for up to two vehicles, adding further appeal.

Situated within easy reach of Yeadon town centre, this home enjoys convenient access to a wide selection of local shops, cafes, restaurants, and other amenities. For those who enjoy the outdoors, scenic walks around nearby Yeadon Tarn and open countryside are just minutes away.

Commuters will appreciate excellent transport links to Leeds and Bradford via road or local public transport, with Guiseley train station and Leeds Bradford Airport both easily accessible.

Offered to the market with no onward chain, this delightful property presents an excellent opportunity to secure a well-located home in a vibrant and well-connected community.

## Features

- LARGE GARDEN AND PARKING • NO ONWARD CHAIN • LOVELY VIEWS • USEFUL CELLAR • CLOSE TO SHOPS AND AMENITIES • PERIOD FEATURES • RECENTLY RECORATED • SET OVER FOUR FLOORS • LIGHT AND SPACIOUS