



Swincar Avenue, Yeadon Leeds LS19 7PF

welcome to

Swincar Avenue, Yeadon Leeds

An extended semi detached house, nicely presented with spacious and versatile living accommodation. The property features four double bedrooms, two of which have en suite facilities, spacious kitchen/diner, large walk in closet, driveway and low maintenance garden.



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 side into the hallway with stairs leading to the first floor.

Lounge

A spacious, bright and airy room with a large window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner

A fabulous and spacious room, the real hub of this family home. The kitchen has a good range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for a large range oven and further appliances. The dining area has ample space for a table and chairs.

Bedroom Two

A double bedroom located on the ground floor with space for free standing furniture and access to en suite facilities.

En Suite

A large wetroom with a shower, wash hand basin, wc and a chrome heated towel rail.

Bedroom One

A double bedroom positioned to the front elevation with space for free standing furniture and access to en suite facilities.

En Suite

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc.

Bedroom Three

A double bedroom positioned to the front elevation with a built in cupboard.

Bedroom Four

A double bedroom positioned to the rear elevation with space for free standing furniture and access to a large walk in closet.

Dressing Room

A large walk in dressing room with fitted wardrobes.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wc and wash hand basin.

Outside

To the front of the property there is a large paved driveway. The rear garden is low maintenance, mostly decked with a small lawn beyond.



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Swincar Avenue, Yeadon Leeds

- EXTENDED SEMI DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- TWO EN SUITE BATHROOMS
- SPACIOUS LIVING ACCOMMODATION
- LARGE DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£350,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
YEA107234 - 0004

 william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk