



**Swincar Avenue, Yeadon Leeds LS19 7PF**

**welcome to**

**Swincar Avenue, Yeadon Leeds**

A well presented end terrace property located in the sought-after residential area of Yeadon. This charming home offers two spacious double bedrooms, a modern kitchen/diner, well-maintained front and rear gardens, and the added benefit of off-street parking. Offered with no onward chain.



## **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.

## **Porch**

A great space for shoes and boots and giving access to the hallway.

## **Hallway**

With stairs leading to the first floor.

## **Lounge**

A bright and airy room having a feature fireplace and a bay window to the front allowing a good amount of natural light to flow through.

## **Kitchen/Diner**

A modern and well presented kitchen offering a range base units with work surfaces incorporating a sink and drainer. There are spaces for a range oven and fridge freezer. The dining area has ample room for a table and chairs and fully glazed patio doors lead out to the garden. Additionally there is a useful pantry.

## **Side Porch**

With plumbing for a washing machine and dryer.

## **Bedroom One**

A double bedroom with a walk in wardrobe providing ample storage space and a characterful feature fireplace.

## **Bedroom Two**

A double bedroom with space for free standing furniture.

## **Bathroom**

Part tiled and fitted with a three piece suite comprising a bath with shower over, wc, basin and a chrome heated towel rail.

## **Outside**

To the front of the property there is a lawn with well established shrub borders and a block paved driveway to the side providing off street parking. The rear garden is predominantly West facing and spacious with astro turf, pebbles and a raised flowerbed.



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## **Swincar Avenue, Yeadon Leeds**

- END TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- KITCHEN/DINER
- UTILITY/PORCH

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106801 - 0004

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