

HUNTERS®

HERE TO GET *you* THERE

16 Rufford Avenue, Yeadon, Leeds, LS19 7QR

Offers In Excess Of £425,000

Property Images



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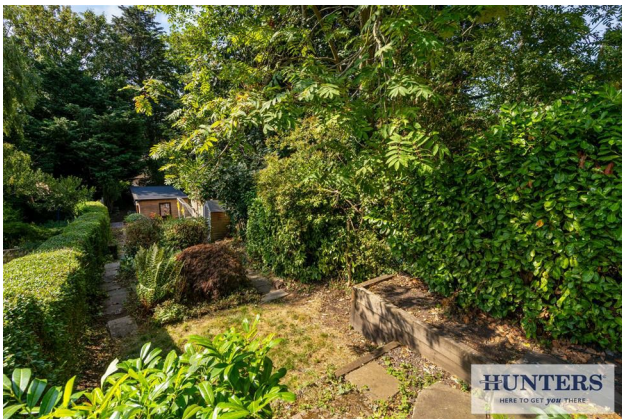
Property Images



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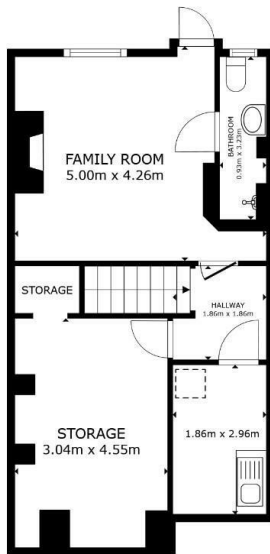
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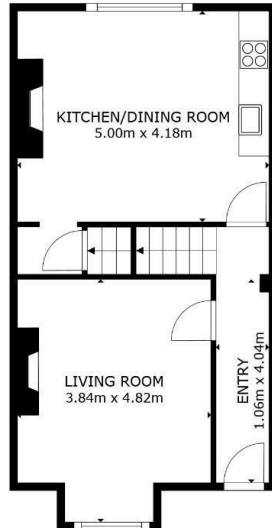


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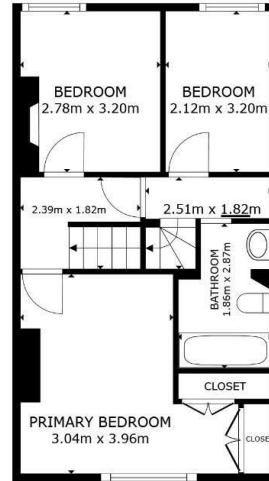
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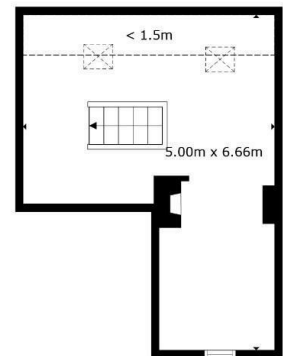
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA
FLOOR 1 47.6 m² FLOOR 2 48.2 m² FLOOR 3 45.9 m² FLOOR 4 21.4 m²
EXCLUDED AREAS : REDUCED HEADROOM 4.0 m²
TOTAL : 163.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Character Property Beds: 4 Bathrooms: 2 Reception: 3
Tenure: Freehold

Nestled in the charming area of Rufford Avenue, Yeadon, Leeds, this delightful character property offers a perfect blend of traditional charm and modern living. With four spacious bedrooms, this home is ideal for families or those seeking extra space for guests or a home office.

The property boasts three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in front of the fire or hosting gatherings with friends and family, these versatile rooms cater to all your needs. The kitchen features granite worktops, integrated appliances, and original alcove cupboards that add character and charm. The lower ground floor offers additional versatility with a utility room, a comfortable sitting room, an occasional room and a shower room, perfect for guests or flexible family use.

The two well-appointed bathrooms ensure convenience for busy mornings and provide a touch of luxury for unwinding after a long day.

Outside, there is ample off street parking and the surrounding area is known for its friendly community atmosphere and offers a range of local amenities, including shops, schools, and parks, making it an excellent choice for families and professionals alike.

This character property on Rufford Avenue is not just a house; it is a home filled with potential and warmth. With its appealing features and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant part of Leeds. Do not miss the chance to make this charming residence your own.

Features

• CHARACTER PROPERTY SET OVER FOUR FLOORS • LARGE GARDENS WITH OUTSIDE HOME OFFICE • BESPOKE FITTED KITCHEN • IDEAL FAMILY HOME • FOUR BEDROOMS • THREE RECEPTION ROOMS • PARKING TO REAR • CLOSE TO SCHOOLS & AMENITIES