



Naylor Avenue, Yeadon Leeds LS19 7FG

welcome to

Naylor Avenue, Yeadon Leeds

A luxurious, beautifully presented semi-detached home in a desirable residential area. The house features four double bedrooms, two modern bathrooms, a stylish kitchen diner, gardens front and rear, and a garage with driveway. Spacious, modern and arranged over three impressive floors.



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.

Management Service Charge

£66.43 per quarter

Ground Floor Entrance Hall

Enter from the front into the welcoming hallway with stairs leading to the first floor.

Lounge

A spacious, bright and airy room with neutral decor.

Kitchen/Diner

A modern and stylish kitchen/diner and the real hub of this family home. The kitchen offers a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor fan above and a tiled splashback. There are a range of integrated appliances including an oven, dishwasher and fridge freezer. The dining area has ample space for a table and chairs with fully glazed patio doors opening to the garden. The room is complimented by a beautiful tiled floor giving a lovely sleek finish.

Downstairs Wc

Always useful to have in a busy family home with a wc and hand basin.

First Floor Bedroom Three

A double bedroom with fitted wardrobes.

Bedroom Four

A double bedroom with space for free standing furniture.

Bathroom

A modern bathroom beautifully presented with a three piece suite comprising a bath with shower over, hand basin with storage below, wc and a chrome heated towel rail.

Second Floor Bedroom One

A spacious double bedroom with fitted wardrobes.

Bedroom Two

A spacious double bedroom with fitted wardrobes.

Shower Room

A modern shower room fitted with a three piece suite comprising a walk in shower, wc, hand basin with storage below and a chrome heated towel rail.

Outside

To the front of the property there is a small lawned area and driveway to the side providing off street parking. The private rear garden has Indian stone paving and a lawn providing two different seating areas on a split level perfect for outdoor dining in the warmer months.

Garage

A single garage perfect for storage or secure parking.



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welcome to

Naylor Avenue, Yeadon Leeds

- SPACIOUS & MODERN SEMI DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO MODERN BATHROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- ARRANGED OVER THREE FLOORS

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107362 - 0004

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