

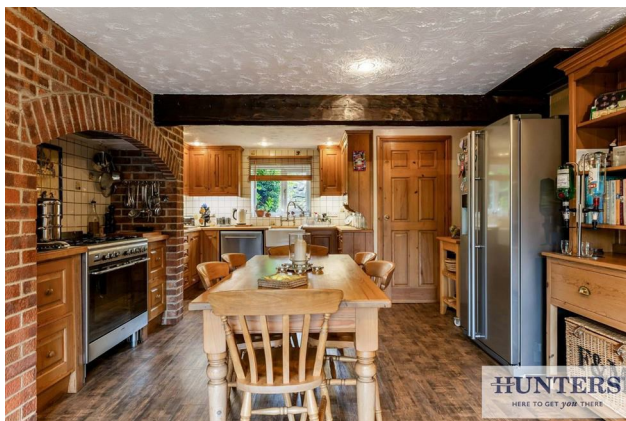
# HUNTERS®

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**Paddock House Swincar Avenue, Yeadon, Leeds, LS19 7ES**

**Asking Price £550,000**

**Property Images**





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## Property Images





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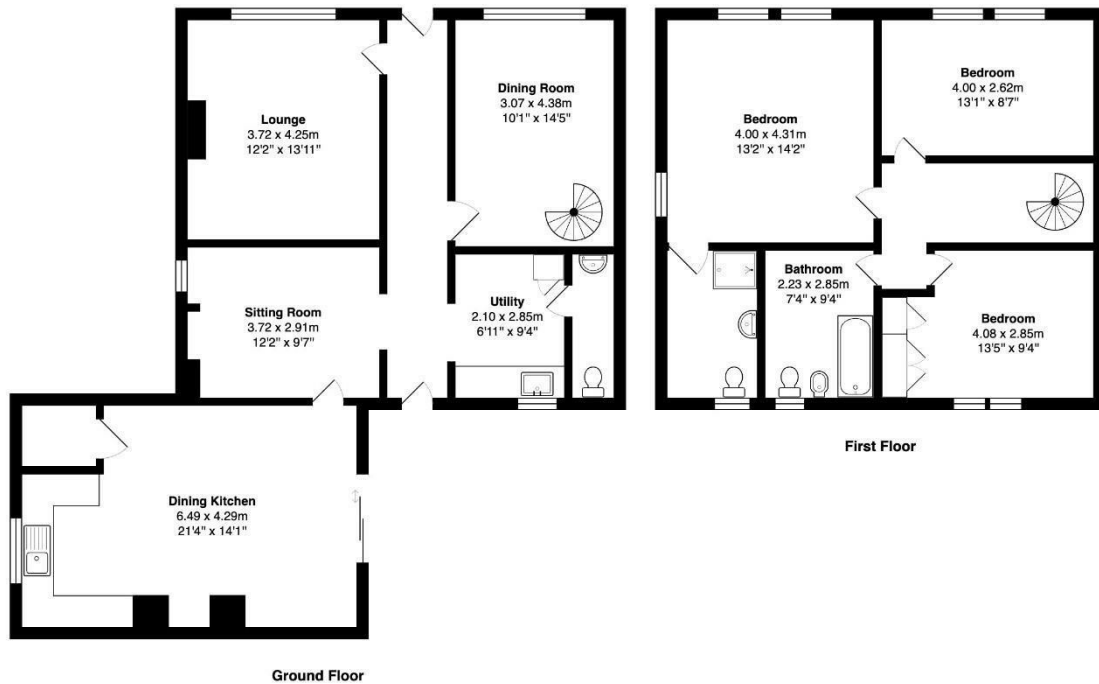
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## Property Images



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Total Area: 149.4 m<sup>2</sup> ... 1609 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 Beds: 3 Bathrooms: 2 Reception: 3 Tenure: Freehold



## Summary

### A Much-Loved Stone Detached Character Property in the Heart of Yeadon

This beautifully presented stone detached home is full of charm and character, ideally located close to the heart of Yeadon and within easy reach of local shops, schools, and amenities. Retaining a wealth of period features throughout, including decorative cornices and coving, this is a property that truly must be viewed to be fully appreciated.

The spacious and versatile accommodation briefly comprises: welcoming entrance hallway, elegant sitting room, formal dining room with exposed stone chimney breast and log burning stove, cosy lounge, and a farmhouse-style dining kitchen with pantry cupboard. A utility room and guest WC complete the ground floor. There is also a vaulted wine cellar under the utility room.

To the first floor, the master bedroom benefits from its own en-suite, alongside two further well-proportioned double bedrooms and the main house bathroom. The loft is partially boarded.

Occupying a generous plot, the property enjoys mature, well-established gardens with both lawned and paved areas and vegetable plot complemented by an abundance of shrubs and plants. Externally, there is also an adjoining garage and ample off-street parking for several vehicles.

This is a rare opportunity to acquire a much-loved family home offering both character and convenience in a sought-after location.

## Features

- DETACHED PERIOD PROPERTY • MATURE AND ESTABLISHED GROUNDS • LARGE COUNTRY STYLE KITCHEN • GARAGE AND PARKING FOR SEVERAL CARS • MASTER WITH ENSUITE • CLOSE TO SCHOOLS AND SHOPS AND AMENITIES • CHARACTERFUL FEATURES • THREE LARGE RECEPTION ROOMS • UTILITY AND GUEST WC