

# HUNTERS®

HERE TO GET *you* THERE

**14 Victoria Terrace, Yeadon, Leeds, LS19 7TD**

**Offers In Excess Of £300,000**





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## Property Images





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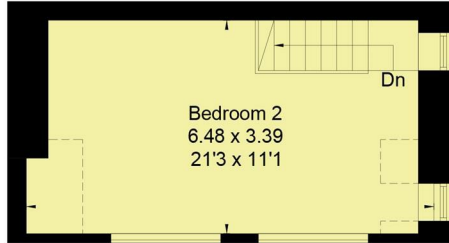
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## Property Images

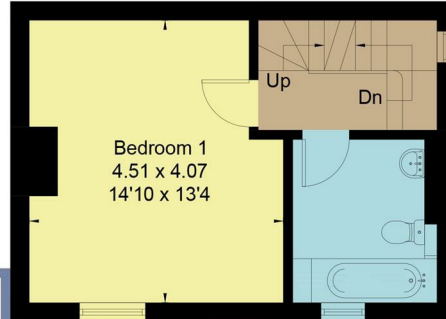




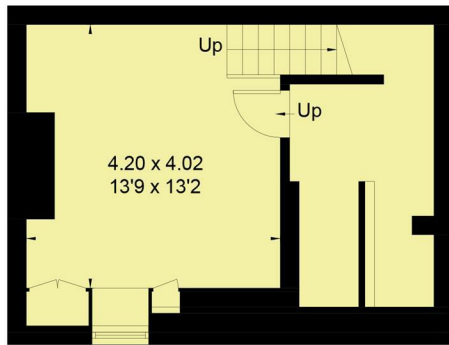
Approximate Floor Area = 112.3 sq m / 1209 sq ft  
Garage = 13.3 sq m / 143 sq ft  
Total = 125.6 sq m / 1352 sq ft



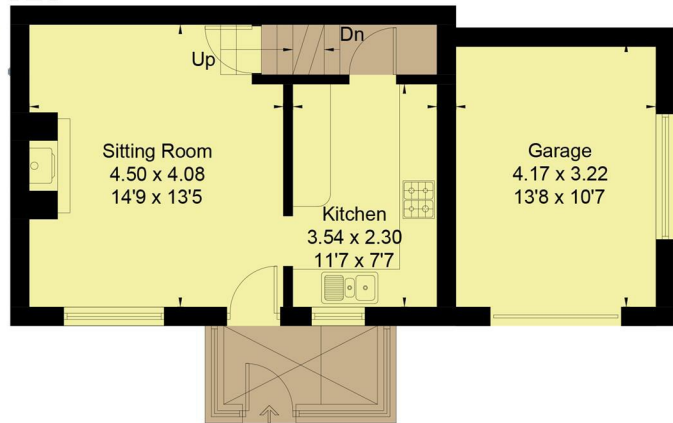
Second Floor



First Floor



Lower Ground Floor

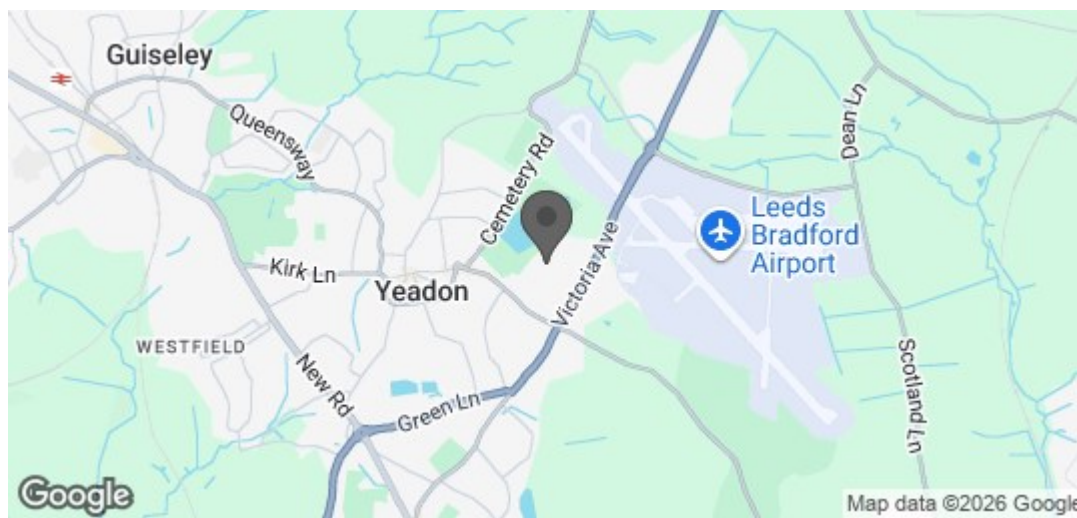


Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105739

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 66      | 78        |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |





Nestled in the picturesque Victoria Terrace in Yeadon, Leeds, this charming end terrace house offers a delightful blend of character and modern living. Spanning an impressive 1,300 square feet and set over four floors, this property is perfect for those seeking a spacious and inviting home.

The house features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The two bedrooms are thoughtfully designed, ensuring comfort and tranquillity. The bathroom is conveniently located, catering to the needs of the household.

Built in 1900, this property boasts a wealth of character, with original features that add to its charm. The stunning position of the house offers an open outlook to the front, allowing for plenty of natural light to fill the living spaces. Residents will appreciate the close proximity to Yeadon Tarn, a lovely spot for leisurely walks and outdoor activities.

In addition to its scenic surroundings, the property is conveniently located near local schools, shops, and amenities, making it an ideal choice for families and professionals alike. This home is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and charm in one of Yeadon's most sought-after locations. Don't miss the opportunity to make this delightful property your own.