



Sunnybank Crescent, Yeadon Leeds LS19 7TE

welcome to

Sunnybank Crescent, Yeadon Leeds

An extended semi-detached home with neutral décor, two reception rooms, two double bedrooms, front & rear gardens, driveway and a detached garage. Fabulous location near Yeadon Tarn. Ready-to-move-in accommodation with no onward chain – a perfect opportunity!



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.

Entrance Hall

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

Lounge

A bright and airy room with a feature fireplace and bay window to the front.

Dining Room

A separate dining room, perfect for more formal dining and entertaining.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for further appliances.

Utility

With wall and base units and spaces for appliances.

Bedroom One

A good size double bedroom with built in wardrobes and a large walk in wardrobe.

Bedroom Two

A double bedroom with a built in cupboard.

Shower Room

With tiling to splash areas and fitted with a three

piece suite comprising a shower cubicle, basin with storage below and wc.

Outside

To the front of the property there is a small lawn and a driveway to the side providing off street parking. The rear garden is low maintenance with paving.

Garage

A single detached garage, perfect for storage with a side access door.



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welcome to

Sunnybank Crescent, Yeadon Leeds

- EXTENDED SEMI DETACHED HOUSE
- NEUTRAL DECOR THROUGHOUT
- READY TO MOVE INTO ACCOMMODATION
- TWO DOUBLE BEDROOMS
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107244 - 0003

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