



Hawthorn Road, Yeadon Leeds LS19 7UT

welcome to

Hawthorn Road, Yeadon Leeds

Situated in a sought-after area of Yeadon, this BEAUTIFULLY PRESENTED three-bedroom semi-detached property has been thoughtfully decorated by the current owners to a good standard. The home features a well presented kitchen/diner, modern shower room, low maintenance gardens and OFF STREET PARKING.



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 two cupboards and stairs leading to the first floor.

Lounge

14' 10" Max x 12' 4" Max (4.52m Max x 3.76m Max)
A bright and airy room with a feature fireplace and a door to the kitchen.

Kitchen/Diner

19' 5" Max x 11' 9" Max (5.92m Max x 3.58m Max)
A spacious kitchen/diner offering a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback. There is an integrated oven, space for a washing machine and understairs cupboard housing the fridge freezer. Additionally there is a second storage cupboard and the dining area provides ample space for a table and chairs.

Landing

The stairs rise from hallway onto the landing with a useful cupboard, doors to three bedrooms, shower room and access to the loft.

Bedroom One

13' 7" Max x 11' 7" Max (4.14m Max x 3.53m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Two

13' 2" Max x 11' 10" Max (4.01m Max x 3.61m Max)
A double bedroom positioned to the front elevation with built in wardrobes.

Bedroom Three

8' 11" Max x 8' Max (2.72m Max x 2.44m Max)
A single bedroom positioned to the front elevation with a built in cupboard.

Shower Room

A stylish shower room fitted with a three piece suite comprising of a large walk in shower, wc and wall mounted wash hand basin.

Outside

To the front of the property there is a low maintenance pebbled garden and a driveway to the side providing off street parking. The rear garden is also low maintenance mostly pebbled with a central paved seating area.

Outbuildings

There are two brick built sheds both equipped with electricity and plumbing—offering excellent potential for use as utility rooms, workshops, or additional storage.

Agents Note

The property is of non-standard construction (Pre Cast Concrete) - The vendors have renovated the property to building regulations and have the necessary certification. Please speak to the agent for further details.



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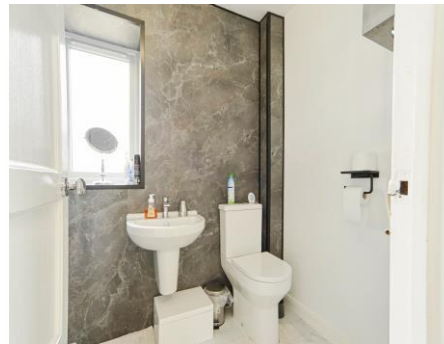
- SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- KITCHEN/DINER & MODERN SHOWER ROOM
- OFF STREET PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: B

fixed price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106583 - 0007

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