

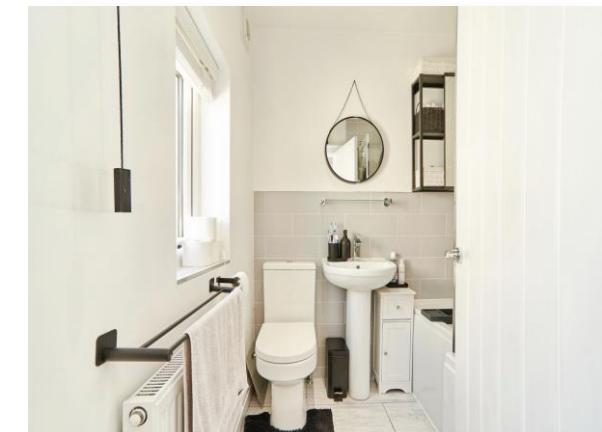


**Leslie Avenue, Yeadon Leeds LS19 7XH**

**welcome to**

## **Leslie Avenue, Yeadon Leeds**

Beautifully presented three-bedroom semi-detached home in a peaceful cul-de-sac. Features include a private rear garden, off-street parking, and a detached garage. Perfect for family living, close to excellent schools, local amenities, and transport links. A rare opportunity in a prime location!



## **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 welcoming hallway with an understairs cupboard and stairs leading to the first floor.

## **Lounge**

A bright and airy room having a feature fireplace with a tiled hearth and wood lintel, along with shelves built into the recesses. The bay window to the front allows a good amount of natural light to flow through.

## **Kitchen/Diner**

A modern kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback and extractor fan above. There is an integrated oven and spaces for other appliances. The dining area has a built in table, further storage cupboards and fully glazed doors leading out to the garden.

## **Bedroom One**

A double bedroom with fitted wardrobes.

## **Bedroom Two**

A double bedroom with fitted wardrobes.

## **Bedroom Three**

A single bedroom with space for free standing furniture.

## **Bathroom**

A modern bathroom with tiling to splash areas and fitted with a three piece suite comprising a bath with shower over, wc and basin.

## **Outside**

To the front of the property there is a pebbled driveway providing off street parking for two cars. The rear garden is predominantly South facing and has a decked seating area leading off the dining room with a lawn beyond.

## **Garage**

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



***view this property online*** [williamhbrown.co.uk/Property/YEA106747](http://williamhbrown.co.uk/Property/YEA106747)



welcome to

## Leslie Avenue, Yeadon Leeds

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- OFF STREET PARKING
- CUL-DE-SAC POSITION

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£300,000**



view this property online [williamhbrown.co.uk/Property/YEA106747](http://williamhbrown.co.uk/Property/YEA106747)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
YEA106747 - 0003

 william h brown



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



[williamhbrown.co.uk](http://williamhbrown.co.uk)