





Raywood Close,Yeadon Leeds LS19 7LD

william
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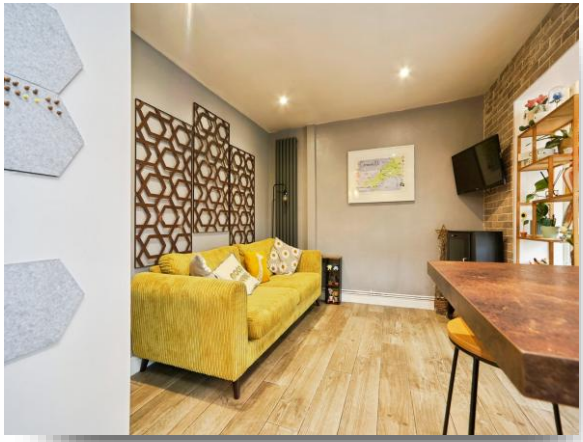
welcome to

Raywood Close, Yeadon Leeds

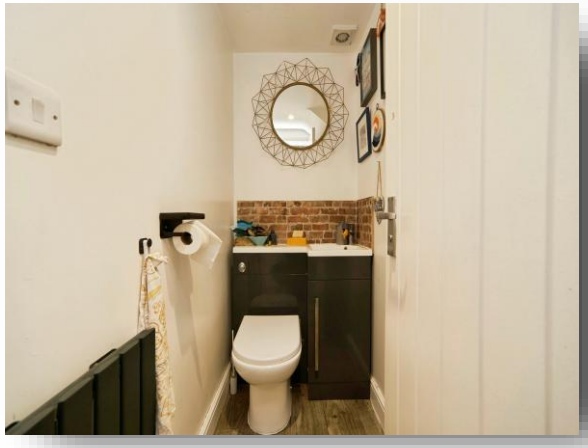
Spacious four-bedroom semi-detached home featuring versatile living accommodation, a stylish kitchen, beautiful conservatory, modern bathroom and downstairs WC. Boasting multiple reception rooms, large driveway and a private rear garden, all conveniently located close to local amenities and schools.













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.

Hallway
A welcoming entrance hallway with attractive wood-effect flooring, neutral décor and a staircase leading to the first floor. The hallway provides access to the ground floor accommodation and offers a bright, well-presented first impression of the home.

Living Room
A bright lounge with a bay window to the front allowing a good amount of natural light to flow through.

Kitchen
A stylish and contemporary fitted kitchen featuring an excellent range of dark shaker-style wall and base units complemented by contrasting work surfaces and attractive tiled splashbacks. The kitchen incorporates an inset sink and drainer positioned beneath a window overlooking the rear, along with integrated appliances including a double oven, fridge freezer, dishwasher and microwave. Offering ample workspace and storage, the room is finished with wood-effect flooring and recessed lighting.

Lounge Area
Open plan to the kitchen and conservatory, this stylish and versatile living space is perfect for modern-day living and entertaining. Featuring attractive wood-effect flooring, contemporary décor and recessed ceiling spotlights, the room offers ample space for comfortable seating and dining if desired.

Conservatory
A superb addition to the home, this bright and spacious conservatory provides an ideal dining and entertaining space while enjoying pleasant views over the rear garden. Flooded with natural light through surrounding windows and double glazed French doors, the room creates a seamless connection between the indoor and outdoor spaces.

Downstairs Wc
Conveniently located on the ground floor, this modern cloakroom comprises a WC and a vanity unit incorporating a wash hand basin with useful storage beneath. Finished with contemporary fittings, decorative brick-effect splashbacks and stylish flooring, the space provides a practical addition for family living and visiting guests.

Bedroom Four
A double bedroom located on the ground floor, offering excellent flexibility for a variety of uses including guest accommodation, a home office or family bedroom. The room benefits from a built-in storage cupboard, providing useful wardrobe and storage space.

Bedroom One
A spacious double bedroom beautifully presented with stylish décor and a striking feature panelled wall creating a contemporary focal point. The room offers ample space for a double bed and additional bedroom furniture.

Bedroom Two
A well-proportioned double bedroom enjoying a pleasant outlook through a large front-facing window, allowing plenty of natural light to fill the room. Offering ample space for a double bed and additional furniture.

Bedroom Three
A good-sized single bedroom offering ample space for freestanding furniture, making it ideal as a child's bedroom, guest room or home office.

Bathroom
Comprising a modern three-piece suite, the bathroom features a panelled bath with shower over, a vanity unit incorporating a hand basin with useful storage beneath, and a WC. Complemented by contemporary tiled splashbacks, stylish flooring and a frosted window providing natural light and privacy, the bathroom offers a practical and well-presented space for everyday family living.

Externally
To the front of the property is a generous low-maintenance garden incorporating a substantial block-paved driveway, providing off-street parking for multiple vehicles. The frontage is enclosed by attractive fencing and boundary walls, creating a good degree of privacy while enhancing the property's kerb appeal. The enclosed rear garden offers a wonderful outdoor space for both relaxation and entertaining. Designed for ease of maintenance, the garden features a combination of lawn, paved patio and decorative gravel seating areas, providing plenty of space for outdoor furniture and entertaining.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Raywood Close, Yeadon Leeds

- SPACIOUS SEMI DETACHED HOUSE
- FOUR GOOD SIZE BEDROOMS
- BEAUTIFUL CONSERVATORY
- STYLISH KITCHEN & BATHROOM
- DOWNSTAIRS WC

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

offers over

£270,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107691 - 0005

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.

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