

# HUNTERS®

HERE TO GET *you* THERE

16 Haw Avenue, Yeadon, Leeds, LS19 7XD

Asking Price £195,000

Property Images



# HUNTERS<sup>®</sup>

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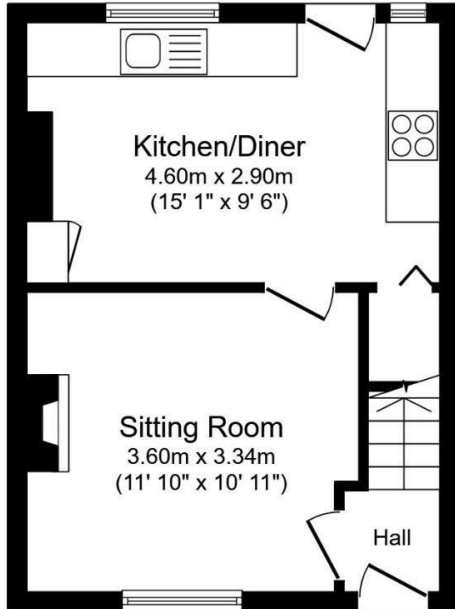
## Property Images



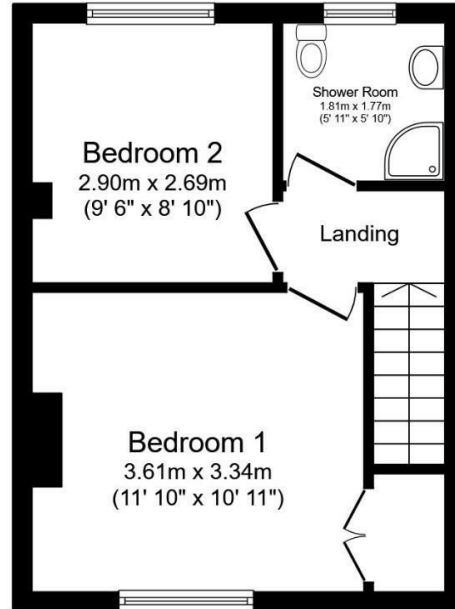
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**Ground Floor**  
Floor area 29.2 sq.m. (314 sq.ft.)



**First Floor**  
Floor area 29.2 sq.m. (314 sq.ft.)

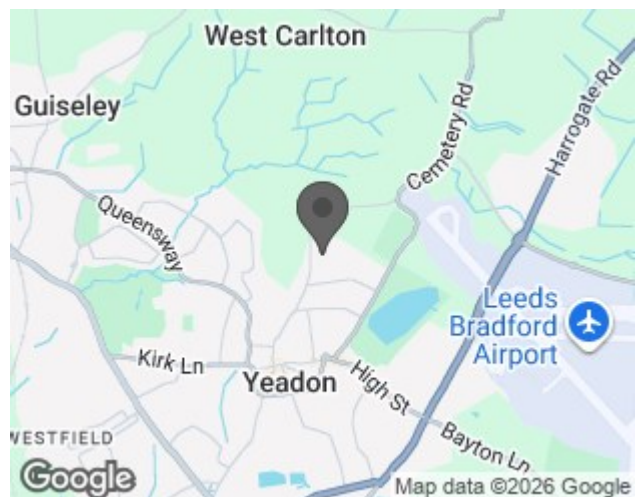
Total floor area: 58.3 sq.m. (628 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>69</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This attractive mid-terraced home offers bright, welcoming accommodation and is ideally positioned within easy reach of Yeadon High Street, where a good range of local amenities and transport links can be found. The property is offered with no onward chain, making it an appealing option for first-time buyers, downsizers or investors. On entering, a small entrance area provides a practical spot for coats and shoes, helping to keep the main living space uncluttered. The sitting room enjoys a pleasant outlook to the front and has a comfortable, relaxed feel. To the rear, the dining kitchen provides generous space for everyday cooking and mealtimes, with access to the garden through a newly fitted stable door that brings in plenty of natural light.

Upstairs, there are two well-proportioned double bedrooms, both offering ample room for furnishings, along with a modern shower room fitted with a clean, white suite. The layout is simple, functional and ideal for a range of lifestyles. Outside, the property benefits from a lawned garden at the front, while the rear garden enjoys a sunny, south-facing aspect. This enclosed space features a patio area that lends itself well to outdoor dining, relaxation or entertaining during the warmer months.

The location combines convenience with the attraction of nearby countryside, with numerous scenic walks and outdoor pursuits close at hand. Yeadon town centre provides a varied selection of shops, cafés, restaurants and bars, and families will appreciate the choice of schools within the area. Commuters are well served, with regular bus and train services to Leeds, Bradford and surrounding districts, especially from nearby Guiseley station. Leeds Bradford Airport is also within easy reach for those who travel frequently

## Features

- VERY SOUGHT AFTER LOCATION • NO CHAIN • ENCLOSED GARDEN WITH SOUTHERLY ASPECT • VIEWS TO YEADON TOWN HALL • IDEAL FIRST TIME BUYER HOME • WALKING DISTANCE TO SHOPS AND AMENITIES • CLOSE TO YEADON TARN AND THA BANKS