



Rufford Avenue, Yeadon Leeds LS19 7QR

welcome to

Rufford Avenue, Yeadon Leeds

A spacious mid-terrace home set over three floors, offering four double bedrooms, a kitchen/diner, and a stylish four-piece bathroom. Full of character features, it also benefits from a private rear garden and is ideally located in a highly desirable area close to local amenities.



Ground Floor 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 tiled entry way with stairs leading to the first floor.

Lounge

A spacious, bright and airy room with a gas fire and shelves built into the arched recesses. The bay window to the front allows a good amount of natural light to flow through.

Kitchen/Diner

The kitchen has a range of wall and base units with granite work surfaces over incorporating a sink and drainer. Integrated appliances include oven, hob and under counter fridge and freezer. The granite work surface continues to create a breakfast bar with extra cupboard and drawer space. The dining area has ample space for a table and chairs and there is a fabulous original exposed stone fireplace, the real focal point of the room and complimented by solid wood flooring. Additionally there is access to the cellar which has limited head height.

Rear Porch/Utility

With plumbing for a washing machine and housing the boiler.

First Floor Bedroom One

A spacious double bedroom with ample room for free standing furniture and boasting far reaching views across the valley.

Bedroom Two

A spacious double bedroom with built in wardrobes.

Bathroom

Fitted with a four piece suite comprising a roll top, claw foot free standing bath, corner shower cubicle, wc and hand basin. The room is complimented by Karndean flooring.

Second Floor Bedroom Three

A double bedroom with space for free standing furniture, under eaves storage and feature exposed wooden beams adding real character to the room.

Bedroom Four

A double bedroom with space for free standing furniture, under eaves storage and character exposed wooden beams.

Wc

With a wc and hand basin.

Outside

To the front of the property there are steps leading up to the door and a small low maintenance garden with mature shrubs. The rear garden is mainly laid to lawn with a paved seating area, storage shed, mature cherry and apple trees.

Agents Notes

- 1, There is a right of way to the rear via the access road.
- 2, The bedrooms on the second floor have limited head height in places.



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Rufford Avenue, Yeadon Leeds

- SPACIOUS MID TERRACE HOUSE
- FOUR DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- FOUR PIECE BATHROOM
- CHARACTER FEATURES

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107477 - 0004

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