



Henry Terrace, Yeadon Leeds LS19 7JG

welcome to

Henry Terrace, Yeadon Leeds

A charming mid-terrace stone home, beautifully presented throughout, effortlessly blending period character with modern style. The property offers three double bedrooms, a contemporary kitchen and bathroom, and a private rear garden. A useful basement currently used as a utility room.



Ground Floor

Living Room

The lounge is spacious and filled with an abundance of natural light that pours in through the window. At its heart is a striking exposed brick fireplace, which serves as a beautiful focal point. Nestled within is a stylish multi fuel stove, offering both warmth and a cosy ambiance during cooler evenings and framed by a wooden surround. The room is further enhanced by oak flooring and original coving.

Kitchen/Diner

The kitchen is styled with sleek, modern white gloss cabinets and glass splashback that create a clean and contemporary look while reflecting light to enhance the sense of space. Integrated appliances are seamlessly built into the design, maintaining the streamlined appearance and ensuring both functionality and style.

There is ample room for a table and chairs, making it a practical and sociable space ideal for everyday dining or casual entertaining. The layout offers a perfect balance between modern convenience and a welcoming atmosphere.

Lower Ground Floor

Basement

A fabulous storage space with plumbing for a washing machine and dryer.

First Floor

Bedroom One

The double bedroom is generously proportioned, offering a spacious and comfortable retreat. Built-in cupboards provide excellent storage. A charming original fireplace adds character and a focal point, enhancing the room's warmth and appeal.

Bedroom Three

A double bedroom with space for free standing furniture.

Bathroom

The bathroom is finished to a modern standard, featuring a sleek and stylish design. It comprises a

bath with a contemporary rainfall shower over, creating a spa-like feel for both relaxing baths and refreshing showers. A hand basin and WC complete the suite, all arranged for practicality and ease of use. Tiling to the shower area adds a clean, polished look while providing durability and easy maintenance.

Second Floor

Bedroom Two

The second floor hosts a spacious double bedroom, offering a bright and versatile living space with a unique sense of character. Cleverly designed to maximise the layout, the room benefits from useful under eaves storage, providing practical and discreet space for belongings.

A charming original fireplace adds a focal point and a touch of traditional appeal, enhancing the overall character of the room.

Outside

The property benefits from a private rear garden, offering a peaceful outdoor space to enjoy throughout the year. Predominantly laid to lawn, it provides ample room for relaxation or outdoor activities, while mature shrubs add greenery, privacy, and an established feel. This attractive garden creates a pleasant and secluded setting, perfect for both quiet enjoyment and entertaining.

Additionally, to the front there are spaces for two cars.

Agents Note

There is a path to the rear for access to all properties.



view this property online williamhbrown.co.uk/Property/YEA106172



welcome to

Henry Terrace, Yeadon Leeds

- CHARACTERFUL MID TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- MODERN & STYLISH KITCHEN & BATHROOM
- USEFUL BASEMENT
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA106172](https://www.williamhbrown.co.uk/Property/YEA106172)



Property Ref:
YEA106172 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)