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HERE TO GET *you* THERE

3 Whack House Lane, Yeadon, Leeds, LS19 7LY

Asking Price £325,000

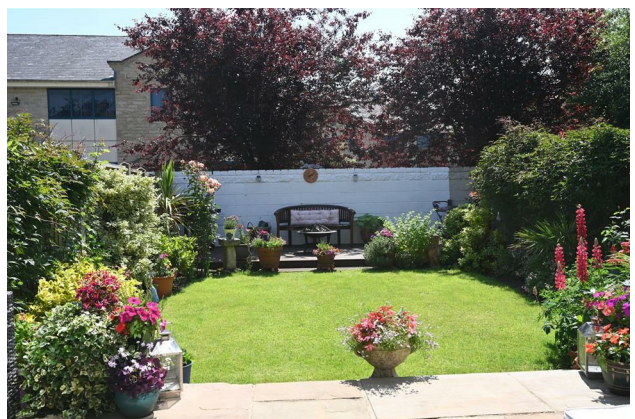
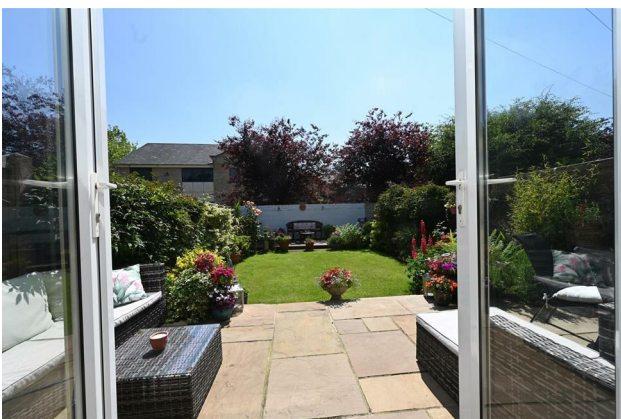
Property Images



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Property Images



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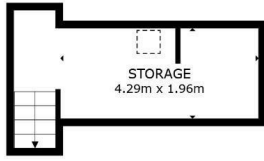
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Property Images



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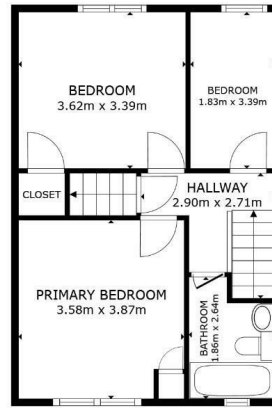
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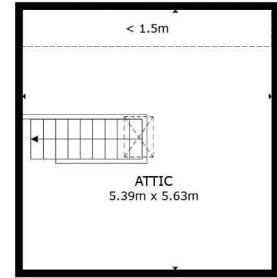
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA
 FLOOR 1 11.3 m² FLOOR 2 47.1 m² FLOOR 3 46.5 m² FLOOR 4 26.1 m²
 EXCLUDED AREAS : REDUCED HEADROOM 4.3 m²
 TOTAL : 131.0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Located in the heart of Yeadon, this beautifully maintained mid-stone terrace house is an exquisite find, offering spacious and adaptable accommodation ideal for family living. The property is ideally situated near local schools, supermarkets, shopping centers, and leisure facilities, with convenient access to neighbouring Guiseley and city centres.

The home opens with a charming dining kitchen, equipped with a range of wall and base units, a display cabinet, cooker, and dishwasher. The kitchen's tasteful tiled floor and splashbacks, complemented by two uPVC double-glazed windows, create a bright and airy space. The inviting lounge features a modern fire surround with wooden lintel and a log burning stove providing a warm and cozy atmosphere. French doors lead out to the stunning rear garden, creating a seamless flow between indoor and outdoor spaces.

The well-maintained enclosed rear garden serves as a perfect retreat, featuring a patio, lush lawn, and a decked seating area to the rear surrounded by flower and shrub borders. Additionally, the property includes a practical cellar, offering ample storage space.

On the first floor, the master bedroom is spacious and light-filled, with two uPVC double-glazed windows, a single radiator, and a boiler cupboard. The second bedroom is also generously sized, featuring laminate flooring, coving to the ceiling, and understairs storage. The third bedroom is perfect for a child's room or home office, boasting a dado rail and panelled ceiling. The family bathroom is elegantly appointed with a white suite, wall tiles and a granite floor, a heated towel rail, and ceiling spotlights.

The attic bedroom is a delightful hideaway, showcasing split-level wooden floorboards, exposed beams, and multiple Velux windows. Built-in storage and shelving enhance the room's functionality, making it an ideal space for a teenager or guest room.

Features

- CHARMING STONE TERRACE SET OVER FOUR FLOORS
- BEAUTIFUL ENCLOSED GARDEN WITH SOUTHERLY ASPECT
- PERIOD FEATURES THROUGHOUT
- DINING KITCHEN
- SUPERB MASTER BEDROOM
- CLOSE TO SCHOOLS, SHOPS AND AMENITIES
- HUNTERS 360 TOUR
- CELLAR