



Harper Rock, Yeadon LEEDS LS19 7QW

welcome to

Harper Rock, Yeadon LEEDS

A CHARACTERFUL mid terrace stone house, beautifully presented throughout, blending the old with modern. This property boasts MULTIPLE RECEPTION rooms, offering versatile spaces that can be adapted to suit your lifestyle—perfect for entertaining, WORKING FROM HOME, or creating a cosy family retreat.



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.

Ground Floor

Lounge/Dining Room

A spacious, bright and airy room with a front access door.

Kitchen/Diner

A modern and stylish kitchen offering a good range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above. Integrated appliances are discreetly hidden behind doors giving a lovely sleek finish.

Lower Ground

Lounge

A cosy room with a fabulous exposed stone fireplace which really is a beautiful central focal point.

Bedroom One

Currently used a second sitting room but could be a bedroom depending on the buyers needs.

First Floor

Bedroom Two

A spacious double bedroom with fitted cupboards.

Bedroom Three

A double bedroom with space for free standing furniture.

Shower Room

A modern shower room, fully tiled and fitted with a three piece suite comprising a shower cubicle, wc, wash hand basin and a chrome heated towel rail.

Loft

The loft is fully boarded and a fabulous space for storage.

Outside

There is off street parking to the rear.

Agents Note

There is a right of way to the rear to access the off street parking.



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Harper Rock, Yeadon LEEDS

- MID TERRACE CHARACTERFUL STONE HOUSE
- THREE DOUBLE BEDROOMS
- VERSATILE LIVING ACCOMMODATION
- ARRANGED OVER THREE FLOORS
- BEAUTIFULLY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£280,000



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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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