



Rockfield Terrace, Yeadon Leeds LS19 7PU

welcome to

Rockfield Terrace, Yeadon Leeds

Step into this CHARMING stone terrace and experience a BEAUTIFULLY UPDATED home where modern style, neutral décor and generous space come together, offering move-in-ready comfort in a fantastic, SOUGHT-AFTER location. Featuring three good size bedrooms and a convenient storage cellar.



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 Entrance Porch

A great space for shoes and boots with access into the lounge.

Lounge

A spacious, bright and airy room with a feature electric fireplace.

Kitchen

A modern and stylish kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include an oven, fridge freezer, washing machine and dishwasher.

Lower Ground Floor Cellar

A useful storage space

First Floor Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with space for free standing furniture.

Bathroom

A modern bathroom with tiling to splash areas, fitted with a three piece suite comprising a bath with shower over, wc and basin.

Second Floor

A spacious double bedroom with space for free standing furniture.



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welcome to

Rockfield Terrace, Yeadon Leeds

- MID TERRACE STONE HOUSE
- MODERN & STYLISH KITCHEN & BATHROOM
- THREE GOOD SIZE BEDROOMS
- USEFUL STORAGE CELLAR
- READY TO MOVE INTO

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA105007 - 0005

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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