



The Old Farmhouse Leslie Avenue, Yeadon Leeds LS19 7XH

welcome to

The Old Farmhouse Leslie Avenue, Yeadon Leeds

Characterful three double bedroom semi-detached home arranged over four floors. Featuring a modern kitchen/diner, versatile lower ground floor reception room, utility room, WC, en suite bathroom, Jack & Jill shower room, driveway and attractive garden in a sought-after location.



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 Hallway

With wood flooring and stairs leading to the first floor.

Lounge

A spacious and welcoming lounge featuring attractive wood flooring and a stunning feature stone fireplace with a log burner, complemented by a rustic wood lintel. This characterful room offers a warm and inviting atmosphere, providing the perfect space for relaxing and entertaining alike.

Kitchen/Diner

A bright and contemporary kitchen/diner fitted with modern white-fronted units and wood worktops, creating a stylish and functional space, the real hub of the home. The central island incorporates a double oven and additional cupboard storage, while providing an ideal focal point for cooking and entertaining. There is ample space for a dining table and chairs, and a combination of windows and skylights floods the room with natural light, enhancing the spacious feel.

Lower Ground Floor Living/Utility

A versatile lower ground floor room offering a range of potential uses, including a family room, home office, playroom or hobby space. This flexible area is

complemented by a useful WC and separate utility room, adding practicality and convenience to the accommodation.

First Floor Bedroom Two

A generous double bedroom offering ample space for a range of bedroom furniture. The room benefits from access to a Jack and Jill shower room, providing convenience and practicality while creating a comfortable and well-appointed retreat.

Bedroom Three

A further well-proportioned double bedroom benefiting from access to the shared Jack and Jill shower room. Offering comfortable accommodation, the room provides ample space for a range of bedroom furniture and enjoys a bright and welcoming atmosphere.

Jack & Jill Shower Room

A stylish and contemporary Jack & Jill shower room featuring a fully tiled shower cubicle with modern fittings, a low-level WC, and a sleek hand basin with complementary fixtures. Finished to a high standard, the room offers a practical and elegant shared bathroom space, with clean lines, quality tiling, and a bright, modern aesthetic designed for both convenience and comfort.

Second Floor Bedroom One

A spacious double bedroom situated on the second floor, benefiting from built-in storage and direct access to a private en-suite bathroom. Well-proportioned and thoughtfully designed, the room provides ample space for bedroom furniture while offering a comfortable and practical retreat with the convenience of dedicated bathroom facilities.

En Suite Bathroom

A beautifully appointed modern en suite bathroom featuring a luxurious free-standing bath, separate tiled shower cubicle, low-level WC, and stylish hand basin. Finished with contemporary fixtures and

fittings, the space provides a perfect blend of comfort and practicality, creating a relaxing and elegant room.

Outside

To the front of the property is a well-maintained garden laid predominantly to lawn, creating an attractive approach to the home. A driveway to the side provides convenient off-road parking and access alongside the property.

Garage/Office

A single detached garage, perfect for storage with an office to the rear, tiled with hot water and electric, perfect for someone working from home.



view this property online williamhbrown.co.uk/Property/YEA107558



welcome to

The Old Farmhouse Leslie Avenue, Yeadon Leeds

- CHARACTERFUL SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- EN SUITE FACILITIES & JACK & JILL SHOWER ROOM
- MODERN KITCHEN/DINER
- ARRANGED OVER FOUR FLOORS

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA107558](https://www.williamhbrown.co.uk/Property/YEA107558)



Property Ref:
YEA107558 - 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.

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)