

# HUNTERS®

HERE TO GET *you* THERE

**10 Football, Yeadon, Leeds, LS19 7QF**

**Asking Price £239,950**

**Property Images**





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## Property Images



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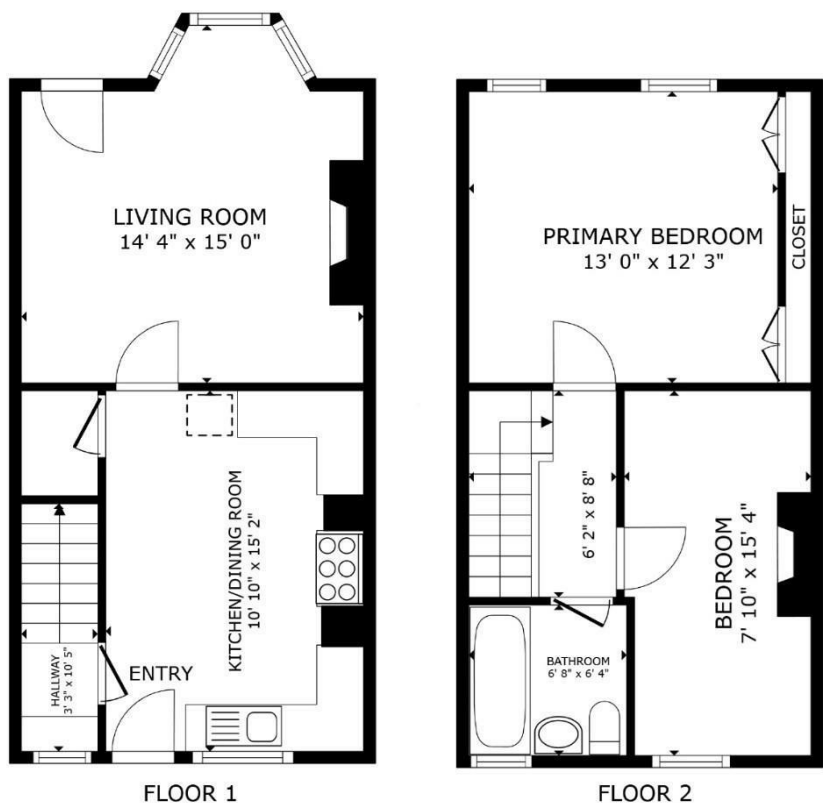
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Property Images



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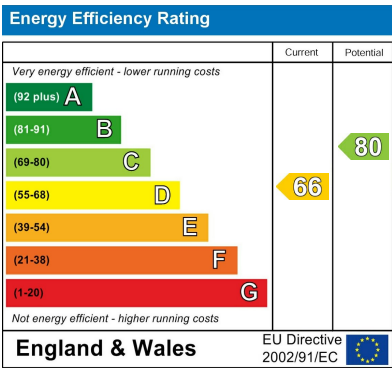


Cellar not shown

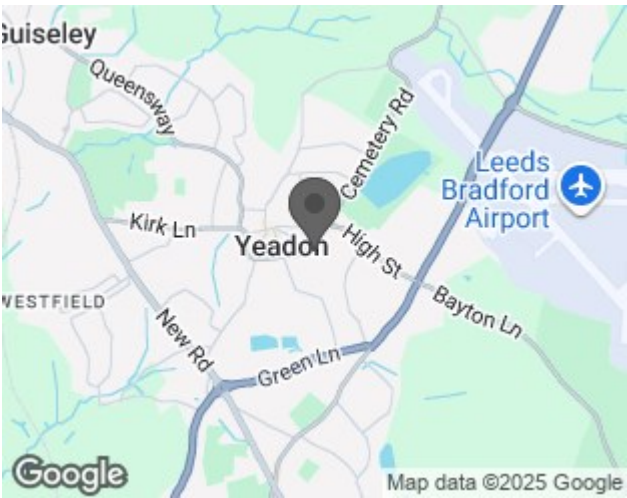
GROSS INTERNAL AREA  
FLOOR 1 412 sq.ft. FLOOR 2 400 sq.ft.  
TOTAL : 812 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC



## Map



## Details

Type: House - Mid Terrace    Beds: 2    Bathrooms: 1    Receptions: 1    Tenure: Freehold

## Summary

Tucked away in a charming row of period homes, this delightful terraced property offers a wealth of character alongside modern day comfort. Full of warmth and individuality, it retains many original features whilst benefitting from thoughtful updates, creating a home that is both practical and full of charm.

Upon entering, you are welcomed into a farmhouse style dining kitchen – the true heart of the home – providing ample space for family meals and entertaining alike. Beyond lies the lounge, a beautifully light room with stripped wooden floorboards and a bay window framing views across the garden. A useful cellar provides additional storage or scope for further use, depending on requirements.

The first floor offers two generous double bedrooms, each brimming with character, and the main house bathroom, fitted in a traditional style to complement the period feel.

One of the highlights of this home is its south-facing garden. Designed with both relaxation and outdoor dining in mind, it features a paved patio area leading onto a well-kept lawn, bordered by an array of mature shrubs and colourful perennials. At the time of marketing, the garden basked in sunshine, making it a particularly inviting retreat.

The property is ideally positioned within easy reach of local shops, amenities and everyday conveniences, yet retains a sense of tranquillity thanks to its charming setting. Offering a rare combination of character, space and location, this home presents a wonderful opportunity to acquire something truly special.

## Features

• CHARACTER COTTAGE • ENCLOSED GARDEN WITH SOUTHERLY ASPECT • PERIOD FEATURES THROUGHOUT • CLOSE TO SHOPS AND AMENITIES • HUNTERS 360 TOUR • FARMHOUSE KITCHEN • USEFUL CELLAR • TWO DOUBLE BEDROOMS • CLOSE TO YEADON TARN • BOARDED LOFT WITH LADDER AND UNDER EYES STORAGE