



Leslie Avenue, Yeadon Leeds LS19 7XH

welcome to

Leslie Avenue, Yeadon Leeds

A nicely presented extended semi-detached home with three bedrooms, multiple reception rooms, conservatory, and a stunning garden room. Low-maintenance garden, driveway, and a fabulous location make this property a perfect blend of space and convenience.



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.

Entrance Hall

Enter from the front into the welcoming hallway with an understairs cupboard and stairs leading to the first floor.

Lounge

A good size room having feature fireplace with wood surround and shelving built into the recesses.

Dining Room

A fabulous dining room, perfect for more formal dining and entertaining with fully glazed double doors opening to the garden.

Kitchen

The kitchen offers a good range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for all appliances including a large range oven. Sliding doors lead into the conservatory.

Conservatoy

A fabulous addition to this family home creating extra living accommodation with glazing to three sides and door leading out to the garden.

Bedroom One

A double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with fitted wardrobes.

Bedroom Three

A single bedroom with space for free standing furniture.

Bathroom

With tiled walls and comprising a three piece suite comprising a bath with shower over, and basin with storage below, wc and a chrome heated towel rail.

Outside

To the front of the property, a driveway provides off street parking for multiple cars. The rear garden is a real entertaining space with astro turf for easy upkeep, raised and covered seating areas. Additionally there are two useful storage sheds, two exterior power points and an outside tap.

Outbuilding

A fabulous garden room perfect for all year round use, currently used as a bar but could be made into a home office or summer house depending on the buyers needs.



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Leslie Avenue, Yeadon Leeds

- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- MULTIPLE RECEPTION ROOMS
- CONSERVATORY
- FABULOUS GARDEN ROOM

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA105879 - 0004

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