



**Hawthorn Drive, Yeadon Leeds LS19 7XB**

**welcome to**

**Hawthorn Drive, Yeadon Leeds**

A semi-detached home in a popular residential area, offering three bedrooms, a stylish new kitchen and bathroom, low-maintenance gardens, off-street parking and a detached garage. With only modest updates needed and no onward chain, it's a superb opportunity to make your perfect family home.



## 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 hallway with stairs leading to the first floor.

### Lounge

A spacious room having an exposed brick fireplace and a bay window to the front allowing a good amount of natural light to flow through.

### Kitchen/Diner

A newly fitted modern kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for all other appliances. The dining area has ample space for a table and chairs.

### Wc

A downstairs wc.

### Bedroom One

A good size double bedroom with fitted wardrobes.

### Bedroom Two

A double bedroom with fitted wardrobes.

### Bedroom Three

A single bedroom with space for free standing furniture.

### Shower Room

A newly fitted contemporary shower room, with tiled walls and fitted with a large walk in shower, wc, hand basin with storage below and a chrome heated towel rail.

### Outside

The front and rear gardens are low maintenance and a driveway to the side provides off street parking.

### Garage

A single detached garage, perfect for storage.



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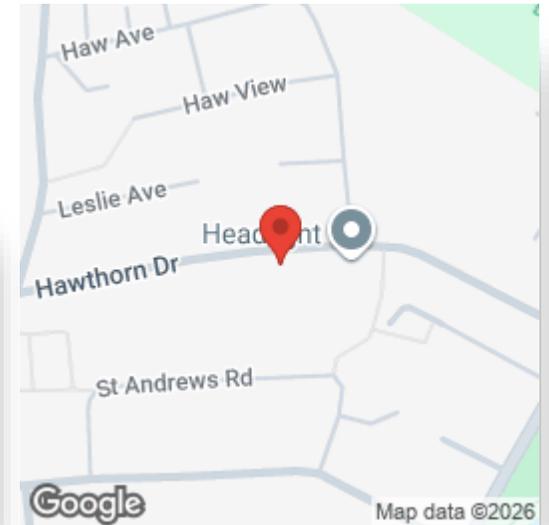
welcome to

## Hawthorn Drive, Yeadon Leeds

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- NEWLY FITTED MODERN KITCHEN & BATHROOM
- MODEST UPDATE REQUIRED
- LOW MAINTENANCE GARDENS

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

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YEA107265 - 0002

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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.



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