

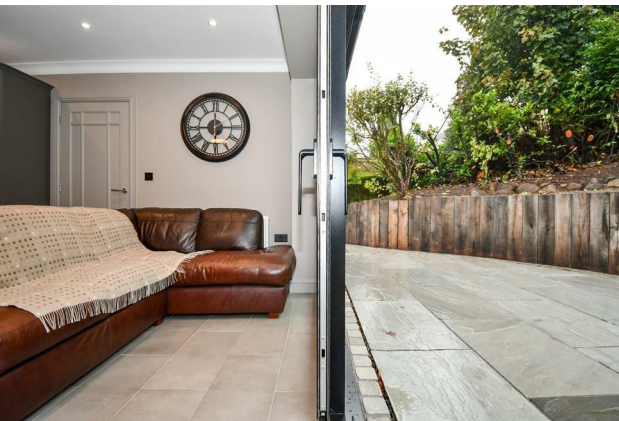
# HUNTERS<sup>®</sup>

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10 Rufford Crescent, Yeadon, Leeds, Yorkshire, LS19 7QX

Price £499,950

Property Images



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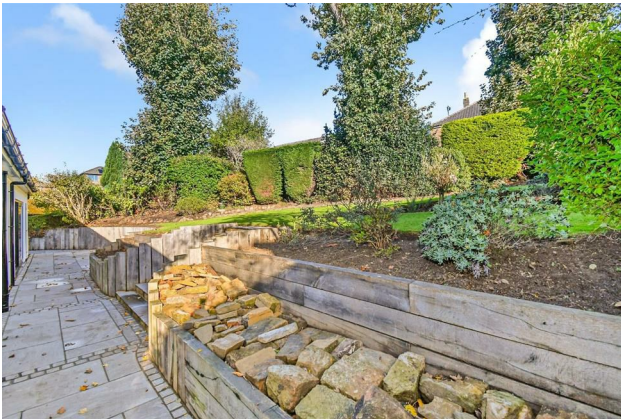
## Property Images



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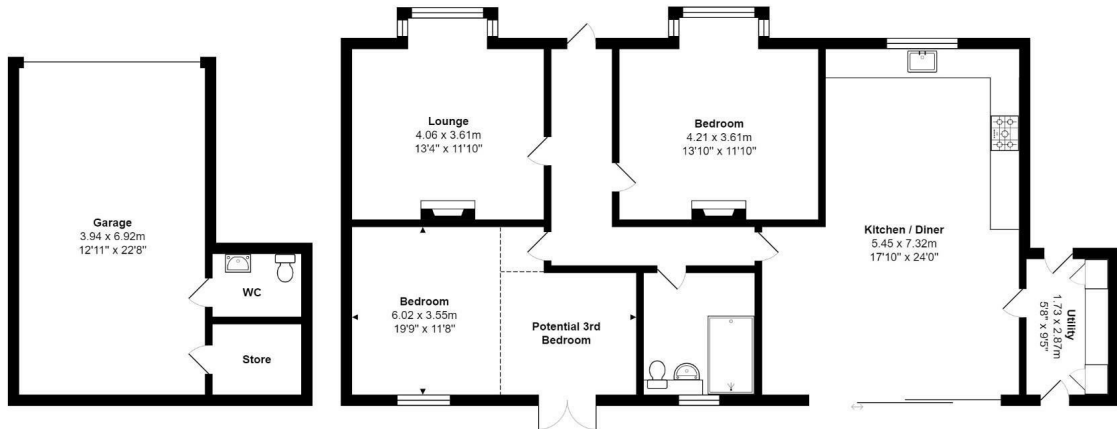
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## Property Images



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Total Area: 144.5 m<sup>2</sup> ... 1555 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: Bungalow - Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Situated on the sought-after tree lined Rufford Crescent with direct views over the bowling green and beyond is this magnificent and high specification true bungalow. Having undergone extensive extending and renovation over recent years the property is now presented to exacting standards yet retains the charm of the original 1920's property. Featuring an open plan living kitchen, landscaped grounds and luxury fittings throughout the property must be viewed to fully appreciate.

Accommodation briefly consists of an entrance hallway, utility room with through front to rear access and the living kitchen with solid wood framed shaker style units, integrated appliances, copper fittings, porcelain tiled floor with underfloor heating and sliding glass doors out to the rear garden - this is a perfect space for those who love to entertain. The living room boasts an attractive fireplace and bay window overlooking the green as does the second reception room which is of equal proportion - dependent on the requirements of the buyer this would also make a large second bedroom. Completing the internal accommodation master bedroom (which was formally two bedrooms and would be easy to split again) and the luxury house bathroom with walk in rain shower and copper fittings.

Externally the property sits within established grounds with a terraced, planted garden to the front and a tarmac driveway in front of the under-house garage / workshop. An Indian stone patio spans the rear of the house which leads up to a lawned garden with planted borders and hedged boundaries which provide a very high degree of privacy.

Located within this prestigious part of Yeadon the property is well positioned for access to a wide range of local shops and amenities, picturesque walks and public transport routes.

### Features

- HIGH SPECIFICATION BUNGALOW • OVER LOOKING BOWLS GREEN • SOUGHT AFTER LOCATION • LARGE GARAGE / WORKSHOP • LANDSCAPED GARDENS • SUPERB OPEN PLAN LIVING KITCHEN • UP TO THREE BEDROOMS • CLOSE TO AMENITIES • LOVELY VIEWS • EPC RATING = C