

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

164 High Street, Yeadon, Leeds, LS19 7AB

Offers In Excess Of £600,000

Property Images



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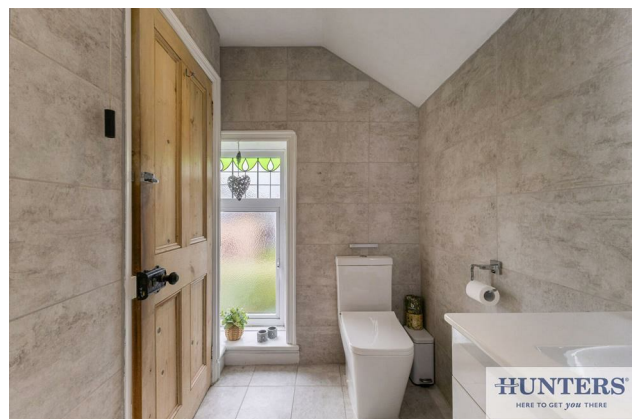
## Property Images



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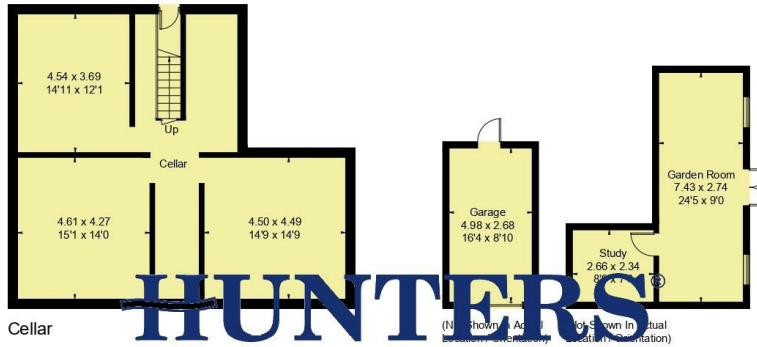
## Property Images



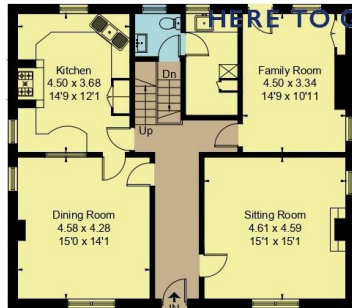
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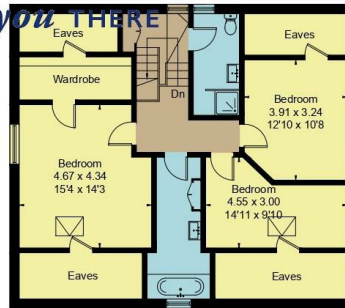
Approximate Floor Area = 197.2 sq m / 2123 sq ft (Including Eaves)  
 Cellar = 82.3 sq m / 886 sq ft  
 Outbuildings = 40.6 sq m / 437 sq ft  
 Total = 320.1 sq m / 3446 sq ft



Cellar



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105091

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Nestled in the heart of Yeadon, Leeds, this charming detached house, built in 1872, offers a delightful blend of character and modern living. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into the dining area, making it an ideal setting for family gatherings or dinner parties.

The home boasts three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The two bathrooms are thoughtfully designed, ensuring convenience for both family members and guests alike.

Situated on the bustling High Street, this property benefits from a vibrant community atmosphere, with local shops, cafes, and amenities just a stone's throw away. Additionally, it is located within the catchment area for several reputable schools, including St Marys of Menston, Guiseley School, and Benton Park of Rawdon, making it an excellent choice for families.

This residence not only offers a comfortable living space but also a rich history, making it a unique opportunity for those seeking a home with character in a desirable location. Whether you are looking to settle down or invest, this property is sure to impress.

## Features

- 3 spacious bedrooms
- 2 modern bathrooms
- 3 reception rooms
- Detached character house
- Built in 1872
- Period features throughout
- Large rear garden
- Summer house and home office
- Close to Yeadon Tarn
- Near shops and amenities