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2 Bolton Road, Yeadon, Leeds, LS19 7TN

Offers In Excess Of £300,000

Property Images



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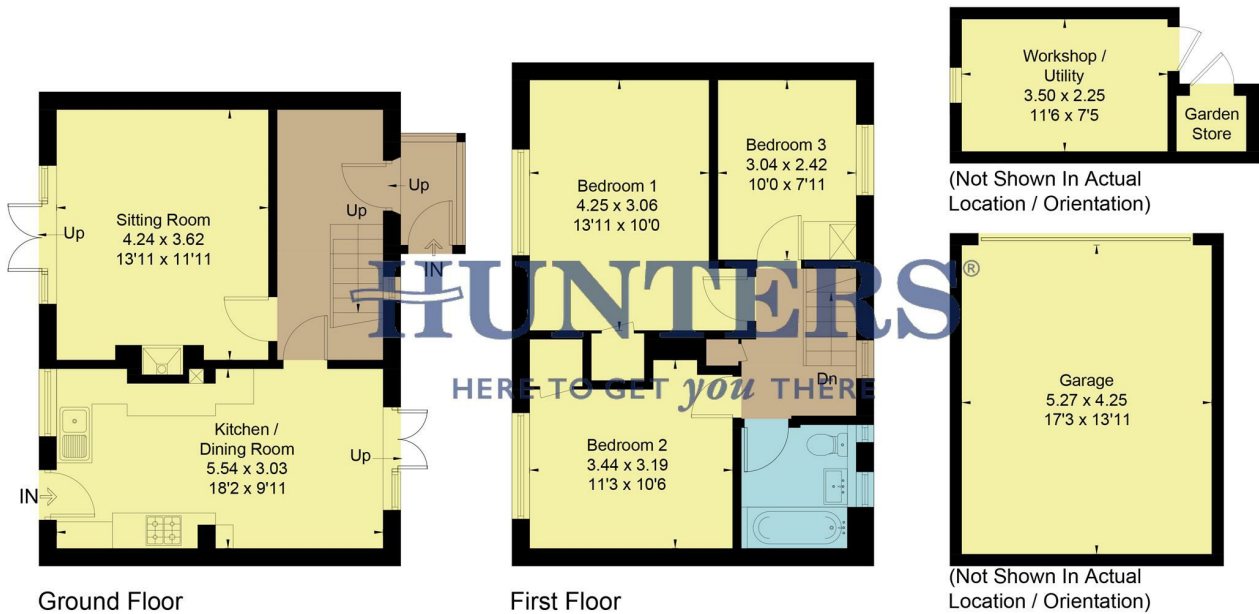
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Approximate Floor Area = 88.3 sq m / 950 sq ft
 Outbuildings = 31.3 sq m / 337 sq ft
 Total = 119.6 sq m / 1287 sq ft



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 #107161

EPC

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

Map



Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Nestled on the corner of the desirable tree-lined Rufford Avenue, this charming end-terrace house on Bolton Road in Yeadon, Leeds, offers a delightful blend of comfort and convenience. Built in the 1950's, this well-presented property provides ample space for families or those seeking a peaceful retreat.

The home features three generously sized bedrooms, perfect for accommodating family members or guests. The single reception room is inviting and serves as a wonderful space for relaxation or entertaining. The property also boasts a well-appointed bathroom, ensuring all your needs are met.

One of the standout features of this property is the parking availability, with space for two vehicles, complemented by a garage and driveway. This is a rare find in such a sought-after area, making daily life that much easier.

The location is particularly advantageous, with schools, shops, and various amenities just a stone's throw away, making it ideal for families and professionals alike. Additionally, the property offers lovely views, enhancing the overall appeal of the home.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this superbly presented house is a must-see. Don't miss the opportunity to secure a lovely home in a fantastic location.

Features

- 3 spacious bedrooms
- 1 modern bathroom
- End terrace house
- Superbly presented interior
- Garage and driveway
- Corner plot on Rufford Ave
- Lovely views
- Close to schools and shops
- No onward chain
- Viewing recommended