

# HUNTERS®

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**11 North Terrace, Yeadon, Leeds, LS19 7JR**

**Offers In The Region Of £200,000**

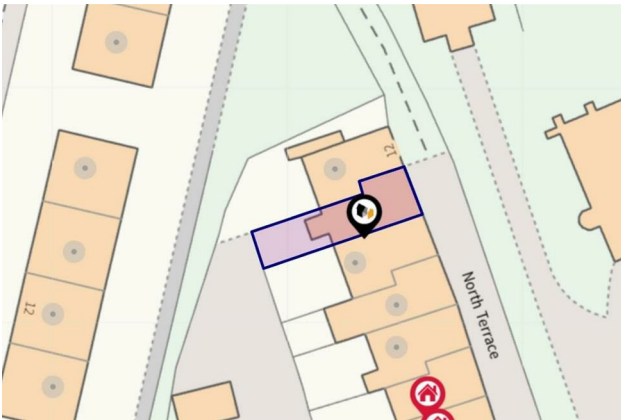
**Property Images**



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## Property Images



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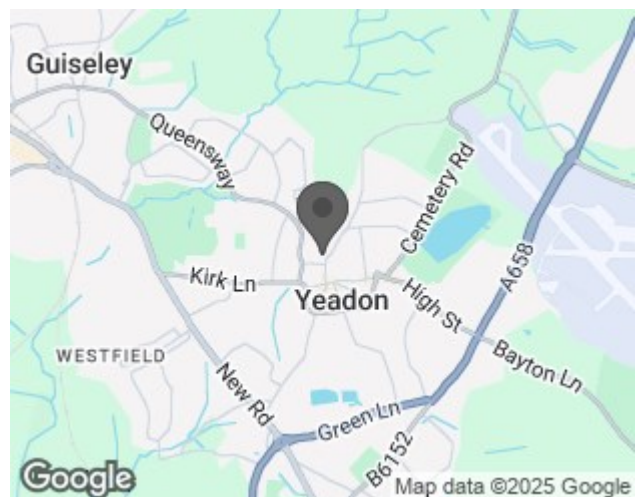
Total Area: 81.0 m² ... 871 ft²

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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

Set in a desirable position with uninterrupted open views to the front, this characterful stone cottage offers a wonderful opportunity for those seeking a period home to make their own. The property is offered to the market with no onward chain, making for a straightforward purchase.

The accommodation begins with an entrance porch, leading into a welcoming lounge that retains a sense of warmth and tradition. To the rear, the dining kitchen provides a generous space for everyday meals, with steps leading down to a useful cellar, ideal for storage.

On the first floor, there are two bedrooms and a bathroom, each enjoying natural light and period charm. While the property would benefit from a programme of refurbishment, it presents a rare chance to create a bespoke home within a sought-after style of building.

Externally, there is a garden to the front, perfect for enjoying the open aspect and countryside views. The home's position ensures a pleasant outlook and a peaceful feel, while still being conveniently close to local shops, schools, and amenities.

This delightful cottage retains a number of original features, adding to its appeal for those who appreciate period character. Whether you are a first-time buyer looking for a project, an investor, or simply seeking a charming home in a well-connected location, this property offers excellent potential.

With its combination of location, character, and scope for improvement, early viewing is highly recommended to fully appreciate the possibilities this stone cottage has to offer.

Awaiting Probate.

## Features

- STONE COTTAGE • IN NEED OF UPDATING • OPEN VIEWS TO FRONT AND VIEWS OF CHURCH TO REAR • PERIOD FEATURES • GARDEN TO FRONT • CLOSE TO TARN, SHOPS AND AMENITIES • NO ONWARD CHAINS • CELLAR