

# HUNTERS®

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**40 Glenmere Mount, Yeadon, Leeds, LS19 7AZ**

**Asking Price £395,000**

**Property Images**





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Approximate Floor Area = 113.0 sq m / 1216 sq ft  
Garage = 16.8 sq m / 181 sq ft  
Total = 129.8 sq m / 1397 sq ft

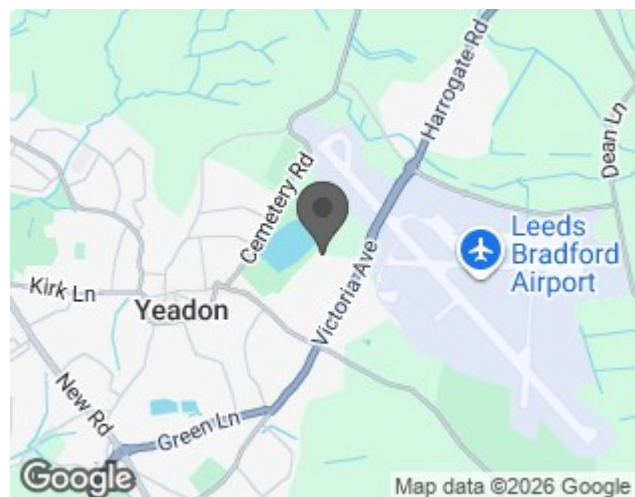


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109796

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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 |           |
|                                             | 64                      | 70        |

## Map



## Details

Type: Bungalow - Semi Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Backing directly onto Yeadon Tarn, this exquisite semi-detached bungalow offers a rare opportunity to acquire a high specification property in one of the most sought-after locations in the area. With three well-proportioned bedrooms and two inviting reception rooms, this home is perfect for families or those seeking a peaceful retreat.

The property boasts a beautifully landscaped garden that provides a serene outdoor space, ideal for relaxation or entertaining guests. One of the standout features of this bungalow is its enviable position, backing directly onto the tranquil Yeadon Tarn, where you can enjoy stunning views and the calming presence of nature right at your doorstep. Additionally, the property offers delightful vistas towards the airport, adding a unique charm to the surroundings.

Convenience is at your fingertips, as this home is situated close to a variety of shops and amenities, ensuring that daily necessities are easily accessible. The property also includes a garage and a driveway, providing ample parking for one vehicle.

With a complete chain in place, this bungalow is ready for you to move in and make it your own. Viewing is essential to fully appreciate the superb plot and the exceptional lifestyle this property offers. Don't miss the chance to own a piece of this idyllic setting in Yeadon.

## Features

- 3 spacious bedrooms • Backs directly onto Yeadon Tarn • 2 reception rooms • Stunning position • High specification finish • Landscaped private garden • Garage and driveway • Views of Yeadon Tarn • Close to shops and amenities • Viewing essential