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Newlands Avenue, Leeds, LS19 7PG

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Leeds,
LS19 7PG

£280,000

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Nestled in the sought-after residential area of Yeadon, this extended three-bedroom semi-detached house presents an excellent opportunity for families seeking a spacious and beautifully presented home. The property boasts a generous driveway, accommodating off-street parking for one vehicle, and a delightful private rear garden, perfect for outdoor relaxation and play.

Upon entering, you are welcomed by a bright entrance hall that leads to a spacious lounge/diner, measuring an impressive 30' 4" x 10' 8". This airy room features a large window at the front and fully glazed sliding doors at the rear, allowing natural light to flood in and providing seamless access to the garden. The modern kitchen is well-equipped with stylish wall and base units, an induction hob, integrated electric oven, and essential appliances, making it a joy for any home cook. Adjacent to the kitchen, the utility room offers additional storage and practicality.

The first floor comprises three well-proportioned bedrooms, including a spacious double bedroom at the front and two further bedrooms at the rear, all decorated in neutral tones to suit any style. The fully tiled bathroom features a three-piece suite, ensuring comfort and convenience for the household.

Externally, the property is complemented by a single detached garage, ideal for storage, and a lovely garden that includes a paved seating area and a small lawn, perfect for family gatherings or quiet evenings outdoors.

Conveniently located, this home is within easy reach of Yeadon's amenities, including shops, bars, restaurants, and supermarkets. Excellent transport links to Leeds, Bradford, and surrounding areas make commuting a breeze. Additionally, the property lies within the catchment area for well-regarded schools, and nearby Kirk Lane Park offers ample green space for recreation.





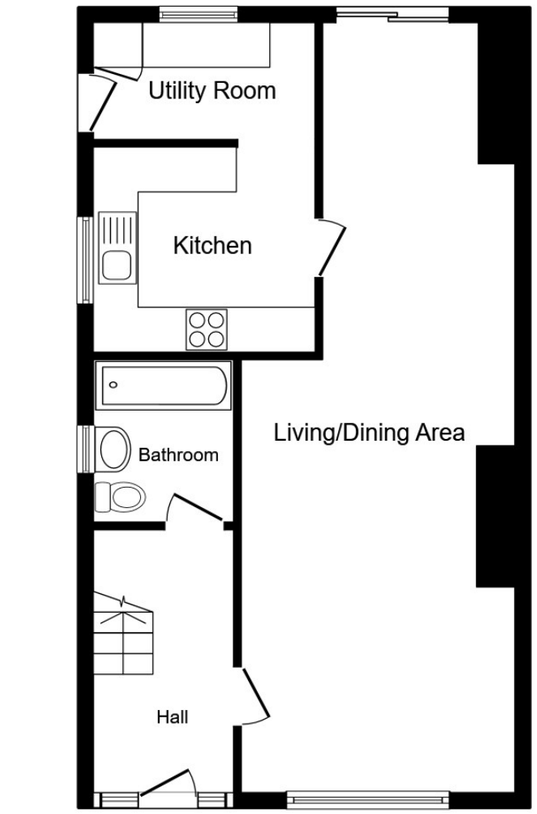




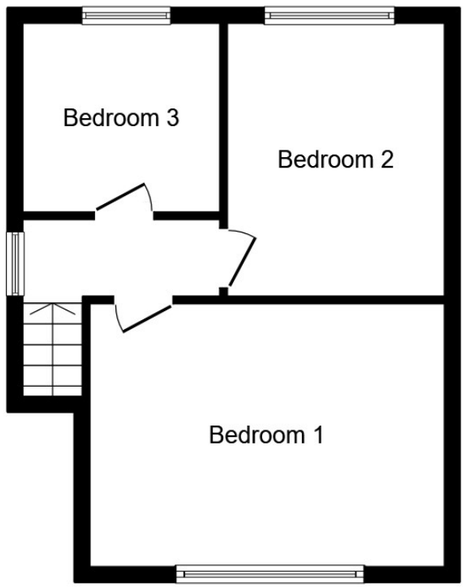




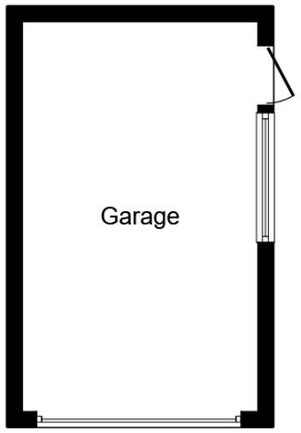
Tenure: Freehold
Council Tax Band: C



Ground Floor



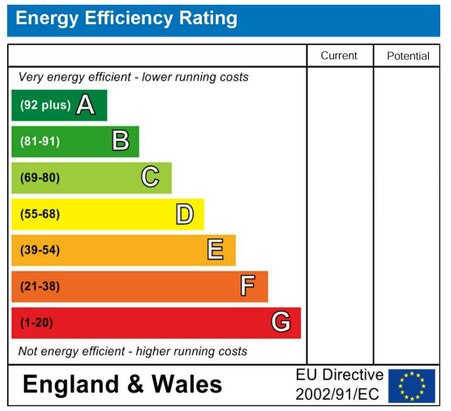
First Floor

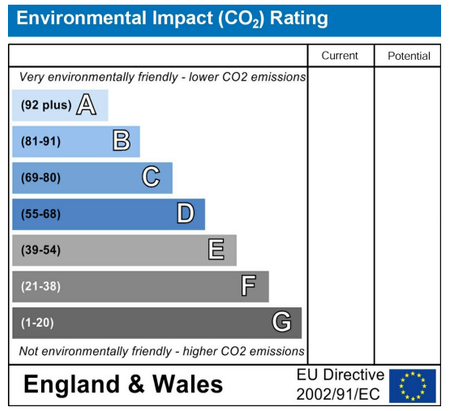


Garage

- 3 spacious bedrooms
- Modern kitchen with appliances
- Bright lounge/diner
- Private rear garden
- Large driveway parking
- Detached single garage
- Popular Yeadon location
- Close to schools and parks
- Easy access to Leeds
- Viewing highly recommended

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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