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Leafield Place, Leeds, LS19 7HT

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£250,000

2 1 1 D

Nestled in the charming locale of Leafield Place, Yeadon, this larger than average mid-terrace house presents an exceptional opportunity for those seeking a blend of character and modern living. With two spacious bedrooms and a well-appointed bathroom, this property is perfect for families or professionals alike.

Upon entering, one is greeted by a generous lounge that boasts a delightful gas fire and a characterful flag-stoned floor, creating a warm and inviting atmosphere. The modern kitchen features elegant shaker-style units, complete with a range cooker, washing machine, and fridge freezer, making it a delightful space for culinary pursuits.

The first floor hosts a remarkably large double bedroom, equipped with ample built-in wardrobe space, ensuring that storage is never an issue. The stylish bathroom is a true highlight, featuring a luxurious roll-top bath, a separate shower cubicle, WC, and wash hand basin, providing a perfect retreat for relaxation.

Ascending to the second floor, you will find another generous double bedroom, alongside a versatile study or storage room, ideal for those who work from home or require additional space. For further convenience, additional storage is available at the basement level.

Externally, the property boasts off-street parking with space for two cars, alongside a well-maintained garden area, perfect for enjoying the outdoors. The house is double glazed throughout and benefits from gas central heating, ensuring comfort and efficiency year-round.

Situated in a highly sought-after area between Yeadon and Guiseley, this property is not only well-presented but also offers a fantastic lifestyle in a vibrant community. Do not miss the chance to make this charming house your new home.





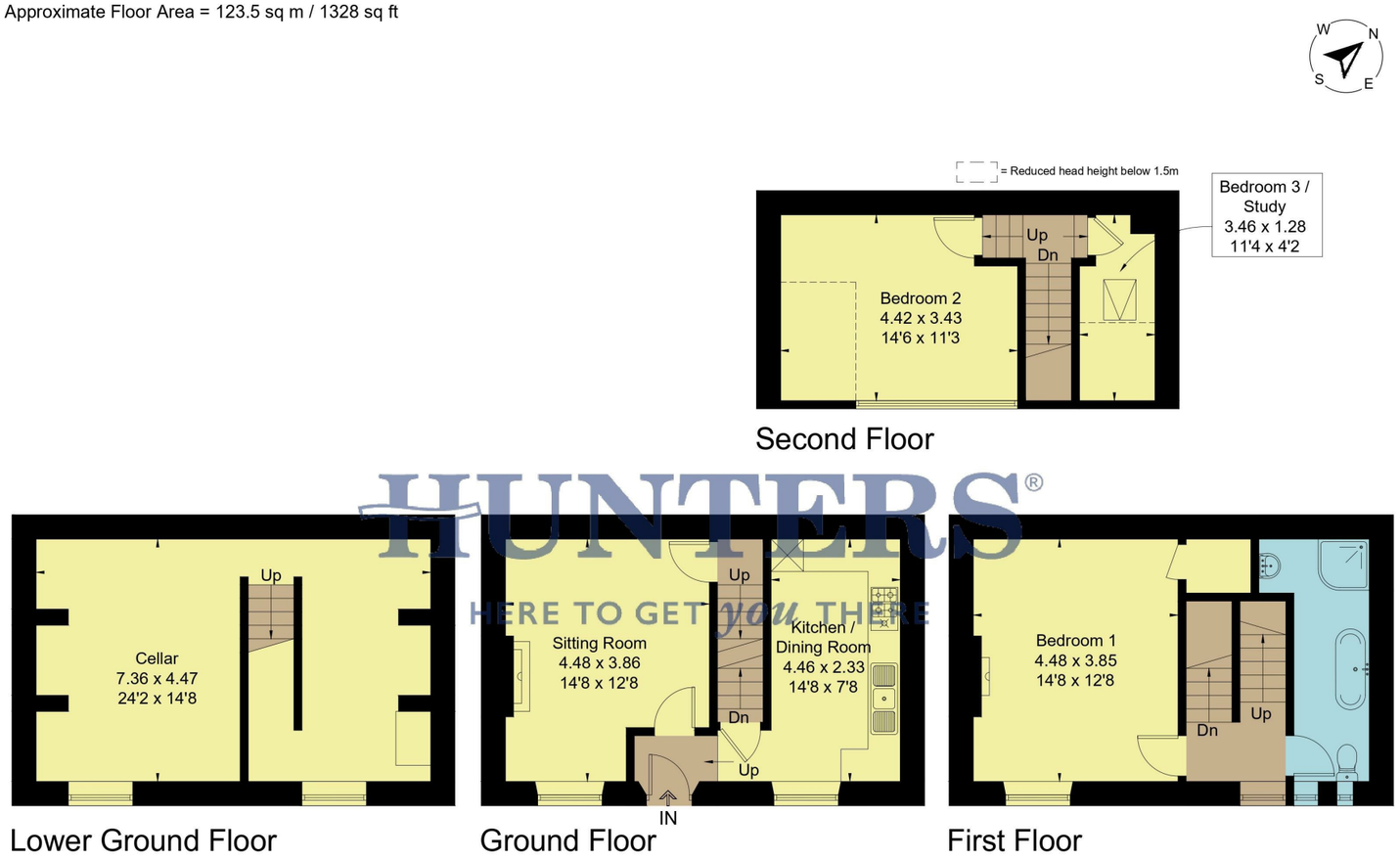








Approximate Floor Area = 123.5 sq m / 1328 sq ft

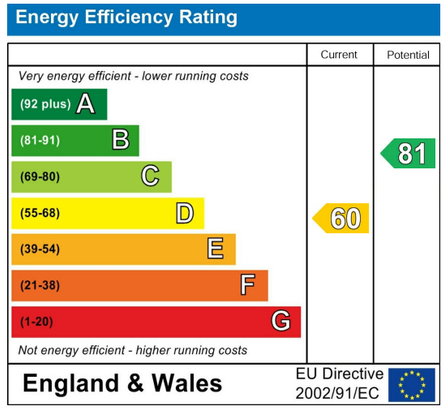


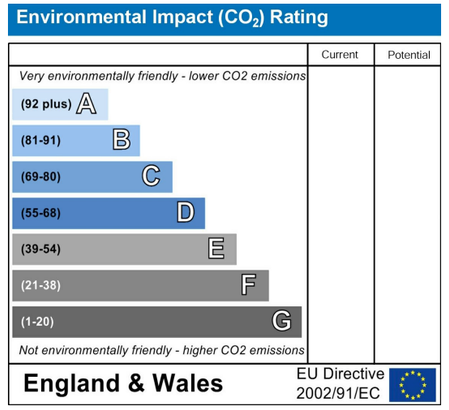
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This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #117695

Tenure: Freehold
Council Tax Band: B

- BEAUTIFUL GARDEN
- OFF STREET PARKING
- TWO LARGE DOUBLE BEDROOMS
- STUDY/STORAGE ROOM
- POPULAR LOCATION
- MODERN KITCHEN AND BATHROOM
- EPC RATING D
- TWO BEDROOM TERRACE
- Characterful lounge with gas fire
- Historic charm, built in 1760





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.

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