

# HUNTERS®

HERE TO GET *you* THERE

9 Woodlea Close, Yeadon, Leeds, LS19 7LP

Asking Price £350,000

Property Images



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Approximate Floor Area = 92 sq m / 990 sq ft

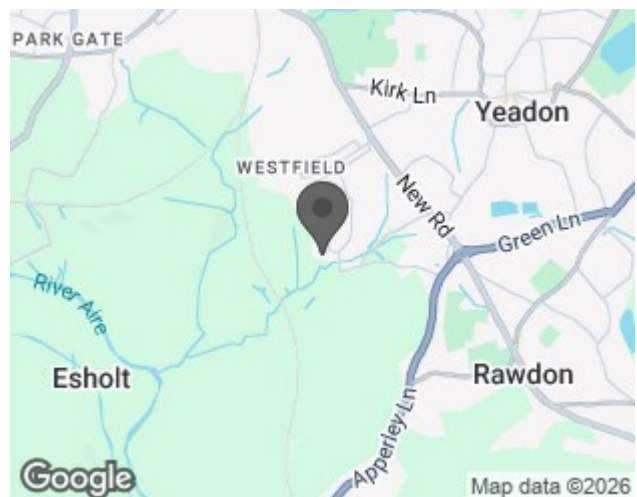


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102855

## 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>			77
(55-68) <b>D</b>		63	
(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		

## Map



## Details

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

Set within a quiet cul-de-sac and backing directly onto open countryside, this impressive semi-detached family home has been significantly enhanced by a double-storey extension and is presented to exacting standards throughout. Enjoying far-reaching rural views and beautifully balanced accommodation, this stunning property truly must be viewed to be fully appreciated.

The ground floor opens with a welcoming entrance porch leading into a spacious and tastefully presented lounge, ideal for both everyday living and relaxing evenings. To the rear, the heart of the home is found in the superb extended dining kitchen. Designed with entertaining in mind, this outstanding space features a central island, granite worktops, a range of integrated appliances and contemporary cabinetry. Bi-folding doors span the rear elevation, opening onto a decked terrace and seamlessly blending indoor and outdoor living. During the summer months, this creates a fantastic environment for hosting friends and family while enjoying uninterrupted views across the adjoining fields.

To the first floor, the accommodation continues to impress. The principal bedroom forms a luxurious master suite with a dedicated dressing area and a modern en-suite shower room. There are two further well-proportioned bedrooms, along with a stylish house bathroom finished to a high standard with quality fittings and elegant tiling.

Externally, the property benefits from a neat garden to the front and a driveway to the side providing off-road parking and access to a single garage. The rear garden is a particular highlight, boasting a generous decked terrace that enjoys countryside aspects and far-reaching views beyond.

Ideally located close to woodland walks, highly regarded schools and a wide range of local amenities, this exceptional home offers the perfect blend of style, space and setting. An outstanding opportunity not to be missed.

## Features

• BACKS ONTO FIELDS • DOUBLE STOREY EXTENSION • VERY HIGH SPECIFICATION • BI FOLDING DOORS • MASTER WITH DRESSING AREA AND ENSUITE • CUL DE SAC POSITION • GARAGE AND DRIVEWAY • CLOSE TO WOODLAND WALKS • HUNTERS 360 TOUR