

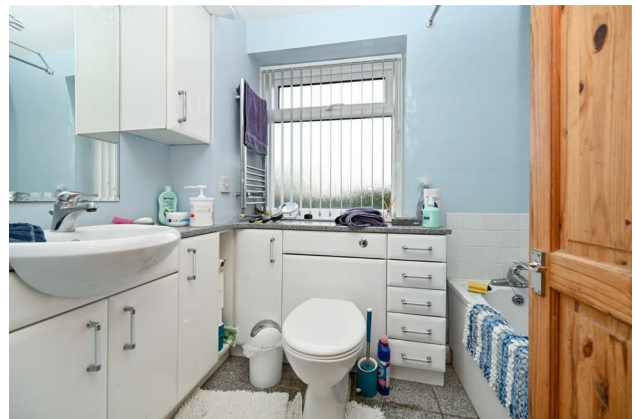
# HUNTERS®

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**110 Queensway, Yeadon, Leeds, LS19 7PB**

**Offers In Excess Of £200,000**

**Property Images**



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## Property Images



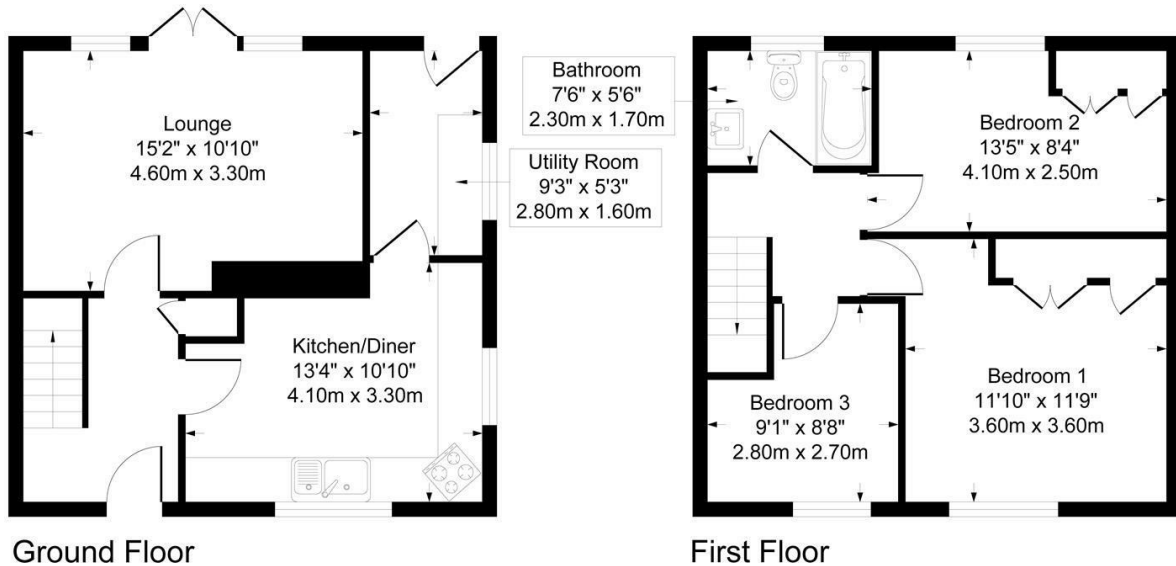
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Property Images



## Approximate Gross Internal Area 812 sq ft - 76 sq m

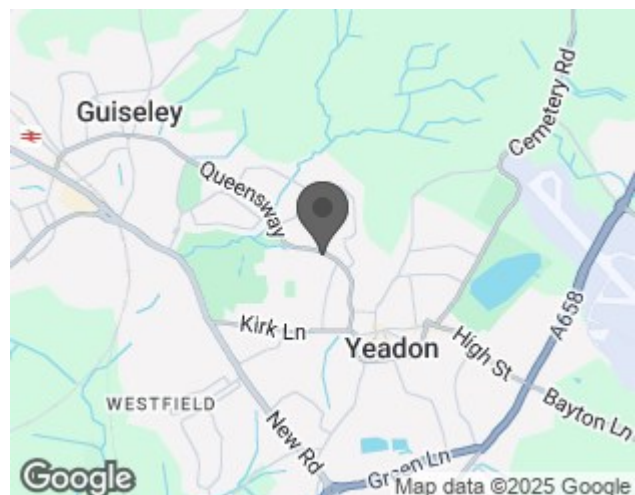


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

### 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		
	74	81
England & Wales		
	EU Directive 2002/91/EC	

### Map



### Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

This well-maintained three-bedroom semi-detached home is ready for its new owners, offering a perfect blend of modern features and family-friendly living. Recent updates by the current owners include the installation of new windows, a block-paved driveway, and solar panels, enhancing both the property's efficiency and curb appeal. With off-street parking for up to three cars and a generously sized rear garden, this property ticks all the boxes for comfortable living.

The interior layout is thoughtfully designed, starting with an inviting entrance hall leading to the kitchen-diner, which offers convenient access to the utility room. The lounge, located at the rear, features doors opening directly onto the garden, creating a seamless flow between indoor and outdoor spaces. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing ample space for growing families or those seeking extra room for guests or a home office.

The property is ideally situated in Yeadon, a sought-after area boasting a wide range of amenities. Families will appreciate the highly regarded local schools, while the high street offers a variety of shops, including a Morrisons supermarket. Outdoor enthusiasts can enjoy pleasant walks around Yeadon Tarn, which features a boating lake, as well as Nunroyd Park and other recreational facilities. The neighbouring areas of Horsforth and Guiseley further expand the options for shopping, dining, and entertainment.

For commuters, the location is superb, with train stations at Guiseley & Apperley Bridge providing links to Leeds, Bradford, and Ilkley. The property also benefits from excellent road connections via the A65 and Harrogate Road (A658). This charming home offers an ideal combination of convenience, style, and practicality, making it a must-see for those seeking a move-in-ready property in a prime location.

## Features

- IDEAL FIRST TIME BUYER HOME • DINING KITCHEN • CLOSE TO SHOPS AND AMENITIES • SOLAR PANELS • CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS • PATIO DOORS TO REAR GARDEN • BLOCK PAVED DRIVEWAY