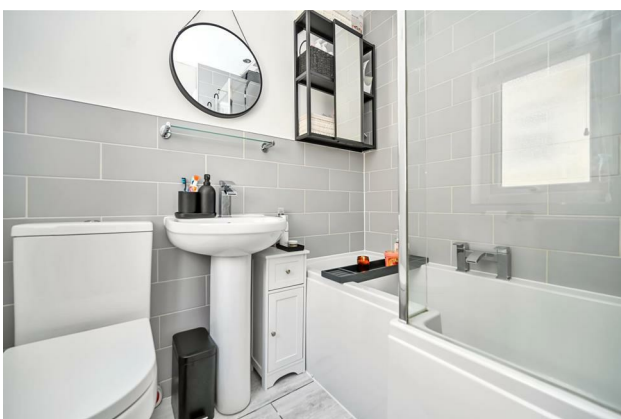


# HUNTERS®

HERE TO GET *you* THERE

**27 Leslie Avenue, Yeadon, Leeds, West Yorkshire, LS19 7XH**

**Asking Price £290,000**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

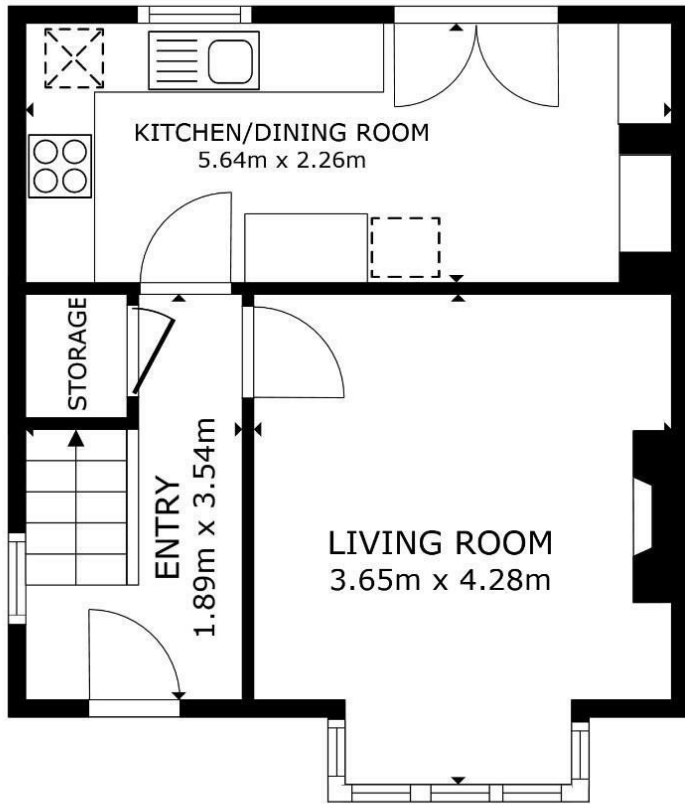
HERE TO GET *you* THERE

Property Images

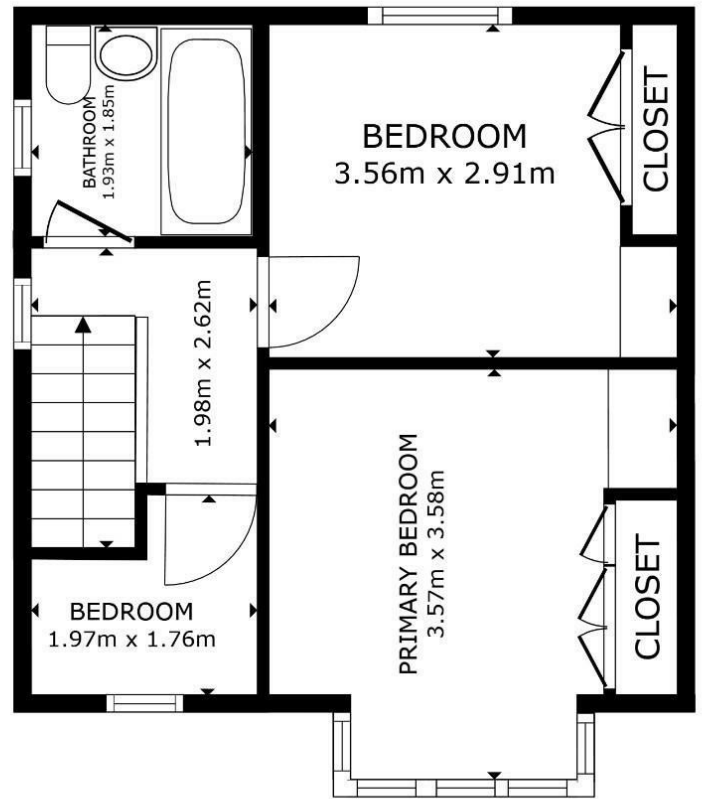


# HUNTERS®

HERE TO GET *you* THERE



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 34.7 m<sup>2</sup> FLOOR 2 34.4 m<sup>2</sup>  
TOTAL : 69.1 m<sup>2</sup>

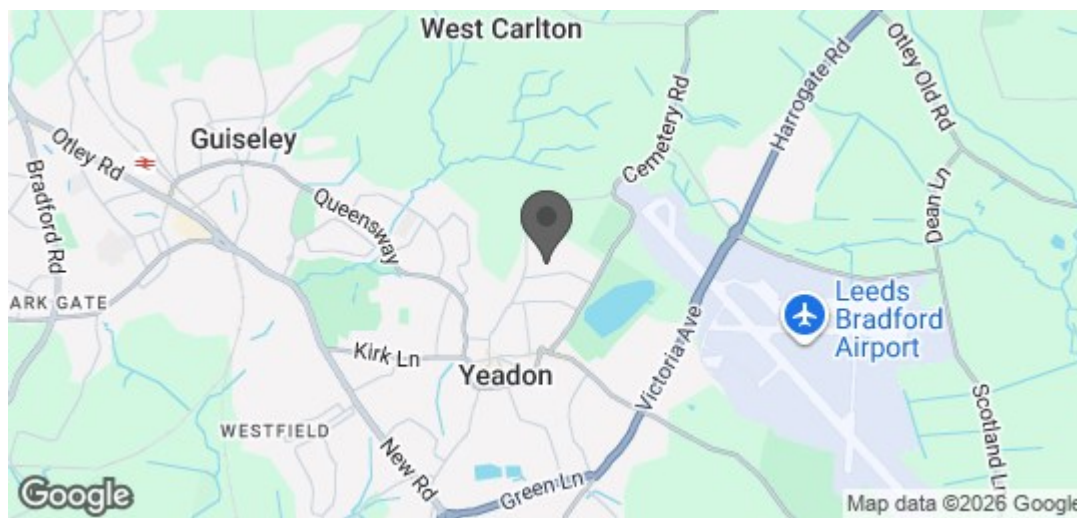
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

# HUNTERS®

HERE TO GET *you* THERE

| Energy Efficiency Rating                    |               |                                                                                                             |
|---------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                   |
| Very energy efficient - lower running costs |               |                                                                                                             |
| (92 plus) <b>A</b>                          | <div>60</div> | <div>81</div>                                                                                               |
| (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 |               |                                                                                                             |
| England & Wales                             |               | EU Directive 2002/91/EC  |



This charming three-bedroom semi-detached home boasts a beautiful south-facing garden and is situated in a quiet cul-de-sac, offering an enviable location near Yeadon Tarn, the bustling high street, and open countryside. Ideal for first-time buyers, this property is perfect for those seeking a well-located, stylish home with excellent amenities nearby. Early viewing is highly recommended.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright sitting room with a large bay window, allowing plenty of natural light. The kitchen diner, located to the rear, features modern fittings and French doors that open onto the private south-facing garden, perfect for outdoor entertaining. Upstairs, the first floor offers three well-proportioned bedrooms, including two doubles with built-in wardrobes, and a contemporary family bathroom. The third bedroom, smaller in size, could serve as a home office, nursery, or dressing room.

Externally, the property benefits from off-street parking on a driveway to the front, along with a neat lawn and mature borders. To the rear, the lovely garden enjoys a sunny southerly aspect, complete with decking, an Indian stone patio, and well-maintained flower beds, offering a peaceful and private space to relax or entertain guests. Additionally, a garage store with power and light provides excellent storage for bikes, tools, or garden equipment.

The location is ideal for nature lovers, with easy access to open countryside and scenic walking routes. Yeadon town centre is nearby, offering a range of shops, cafes, restaurants, and schools. Convenient transport links provide easy access to Leeds, Bradford, and beyond, with Guiseley railway station and Leeds Bradford Airport also within reach.