

# HUNTERS<sup>®</sup>

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22 Westfield Mount, Yeadon, Leeds, LS19 7NL

Asking Price £400,000

Property Images



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Approximate Floor Area = 146.6 sq m / 1578 sq ft (Excluding Eaves)

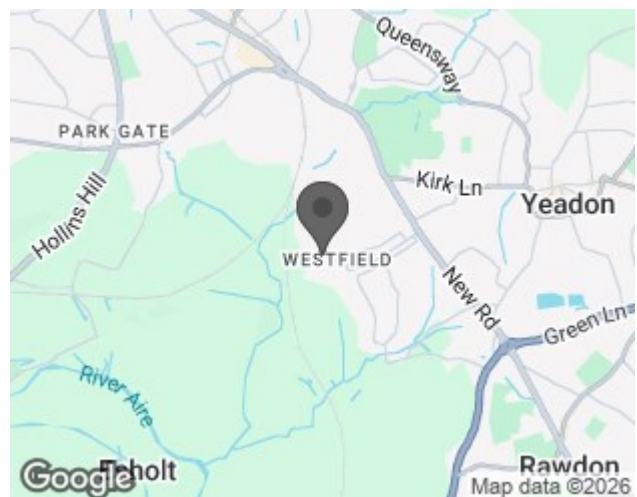


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104664

## 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>		<b>66</b>	<b>72</b>
(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: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

Nestled in the desirable cul-de-sac of Westfield Mount in Yeadon, Leeds, this charming semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-appointed reception room provides a delightful space for relaxation and entertaining, while the two bathrooms ensure ample facilities for busy mornings.

One of the standout features of this home is its superb garden, which presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun. The lovely views surrounding the property enhance the tranquil atmosphere, making it a peaceful retreat from the hustle and bustle of daily life.

Location is key, and this property does not disappoint. It is conveniently situated close to local schools, making it an excellent choice for families with children. Additionally, the nearby woodland walks offer a fantastic opportunity for leisurely strolls and enjoying nature, perfect for those who appreciate the great outdoors.

This semi-detached house at Westfield Mount is not just a home; it is a lifestyle choice, combining comfort, beauty, and accessibility in one of Yeadon's most sought-after areas. Do not miss the chance to make this delightful property your own.

## Features

- 4 spacious bedrooms
- 2 modern bathrooms
- Bright reception room
- Semi-detached house
- Superb garden views
- Sought after cul de sac
- Close to schools
- Near woodland walks
- Lovely views
- Viewing recommended