

HUNTERS®

HERE TO GET *you* THERE

10 Henry Terrace, Yeadon, Leeds, LS19 7JG

Offers In Excess Of £300,000

Property Images



Property Images



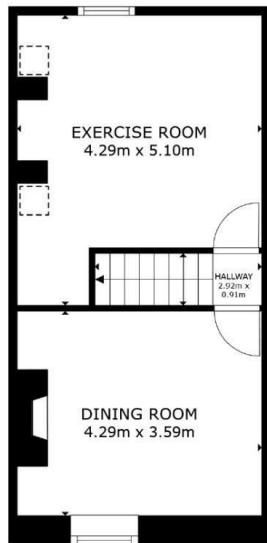
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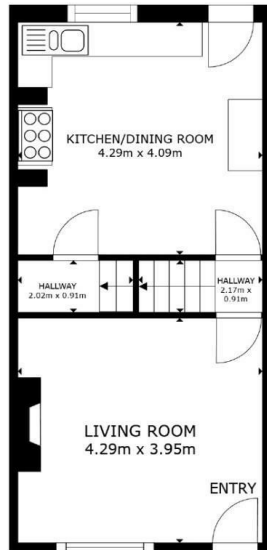
Property Images

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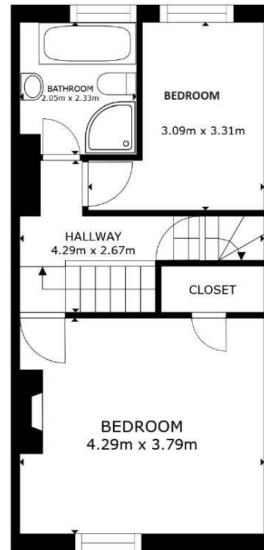
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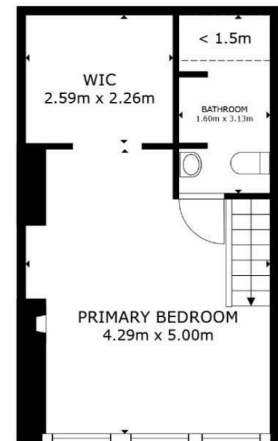
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

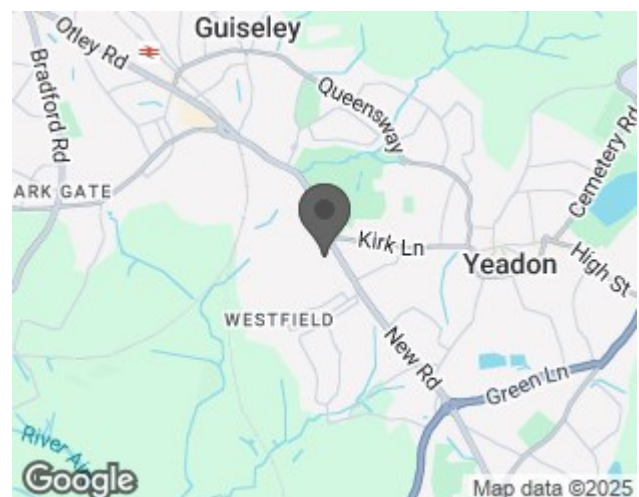
GROSS INTERNAL AREA
FLOOR 1 38.2 m² FLOOR 2 39.3 m² FLOOR 3 38.6 m² FLOOR 4 28.9 m²
EXCLUDED AREAS : REDUCED HEADROOM 1.3 m²
TOTAL : 145.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	80
England & Wales		
	EU Directive 2002/91/EC	

Map



Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Nestled in a quiet and popular position, Henry Terrace is a deceptively spacious and smartly decorated old stone mill house. Arranged over four floors, this charming property offers generous room proportions throughout. The house boasts a large dining kitchen ideal for entertaining, fitted with a range of wall and base units, solid wood surfaces, and a gas range cooker, complemented by a wood floor and high ceilings. The cozy lounge at the rear features a central fireplace, high ceilings, wood floor, and doors leading to the garden, providing a pleasant outlook.

The lower ground floor includes a versatile reception room that can serve as an additional bedroom or office, featuring an exposed stone fireplace with a wood burner and laminate flooring. Adjacent is the utility room/cellar, offering ample storage space and facilities for laundry.

The first floor hosts the master bedroom with an original fireplace, built-in storage, and high ceilings, along with a third double bedroom and a modern bathroom equipped with a four-piece suite, including a shower cubicle and bath. Ascending to the second floor, you find the second bedroom, characterized by exposed beams, ample under eaves storage, and neutral decor, as well as an additional WC with useful storage space.

Externally, the property offers two off-street parking spaces at the front and an enclosed garden at the rear with fenced boundaries, flowerbeds, a pond, and an outside tap. The location is perfect for nature lovers, with a convenient footpath leading directly to Esholt Woods from the garden. The nearby town centres of Yeadon, Rawdon, and Guiseley provide ample amenities, parks, and dining options. The A65 offers easy access for commuters, and the closest train station in Guiseley is within walking distance, with another station at Apperley Bridge and convenient access to the canal, a favorite route for cyclists heading to Leeds.

Features

- STUNNING STONE TERRACE OVER FOUR FLOORS • PERIOD FEATURES THROUGHOUT • QUIET LOCATION WITH VIEWS TO WOODLAND • OFF-STREET PARKING FOR TWO CARS • MASTER SUITE • CLOSE TO SHOPS AND AMENITIES • HUNTERS 360 TOUR • ENCLOSED GARDEN WITH SOUTHERLY ASPECT