

# HUNTERS®

HERE TO GET *you* THERE

**34 Woodlea Grove, Yeadon, Leeds, LS19 7YT**

**Offers In The Region Of £199,950**

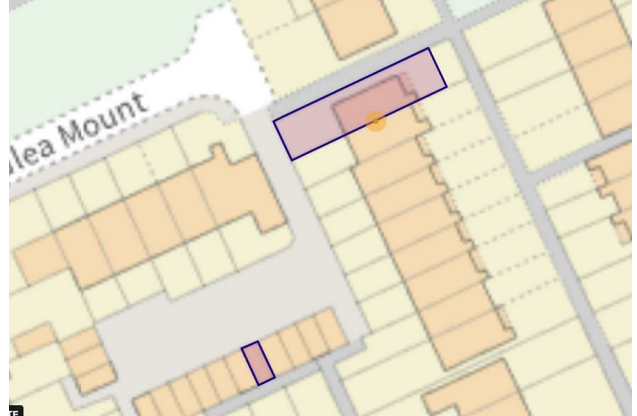
**Property Images**



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## Property Images

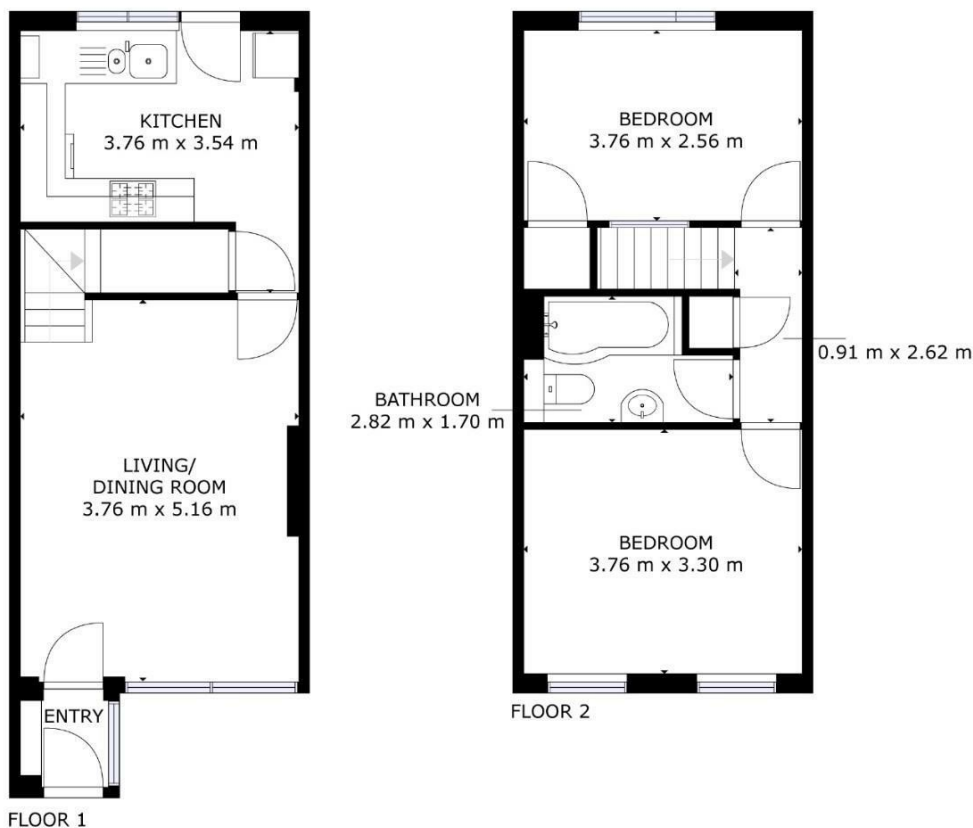


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Property Images





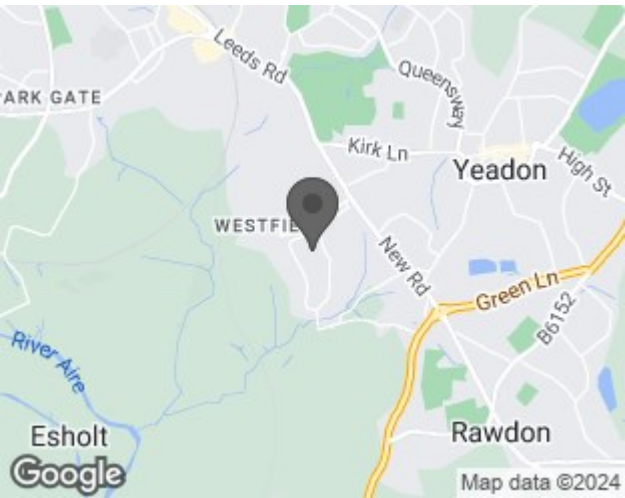
GROSS INTERNAL AREA  
FLOOR 1: 35 m<sup>2</sup>, FLOOR 2: 34 m<sup>2</sup>  
TOTAL: 69 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Welcome to this charming two-bedroom end townhouse on Woodlea Grove, Yeadon. While retaining its inherent appeal, this residence presents an exciting opportunity for those looking to infuse their personal touch, as it would benefit from some cosmetic updating. The meticulously refurbished interiors offer a comfortable and stylish living space, with thoughtful upgrades and attention to detail throughout.

Nestled in a sought-after position within a convenient area, the property strategically provides easy access to a plethora of amenities. Modern conveniences such as gas-fired central heating, sealed unit double glazing, and a reliable alarm system ensure a comfortable and secure living environment.

Upon entering the ground floor, you are welcomed by an inviting entrance porch leading to a generously proportioned sitting room, perfect for relaxation and entertainment. The newly fitted kitchen features contemporary elements, including a built-in oven and hob, adding joy to culinary endeavors.

Ascending to the first floor, a well-designed landing reveals a useful shelved store cupboard. Two charming bedrooms await, each offering a tranquil retreat. The bathroom features a newly fitted three-piece suite in pristine white, adding a touch of sophistication to your daily routine.

Outside, the property is complemented by a nearby single garage for convenient parking. The well-maintained gardens at the front and rear enhance the overall appeal, providing delightful outdoor spaces for leisure and recreation.

Situated on Woodlea Grove in Yeadon, this residence is ideally located to enjoy the diverse range of amenities the area has to offer. A variety of shops and schools are within easy reach, while recreational facilities and open countryside, including picturesque walks, add to the charm of the locale. The property also benefits from excellent transport links, with Leeds and Bradford city centres, as well as surrounding areas, easily accessible by car.

## Features

- SOUGHT AFTER LOCATION • IDEAL FIRST TIME BUYER HOME • CLOSE TO SCHOOLS • IDEAL BUY TO LET INVESTMENT • GARDENS TO FRONT AND REAR • HUNTERS 360 TOUR • CLOSE TO WOODLAND WALKS • GARAGE AND PARKING