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1-2 Leafield Place, Yeadon, Leeds, Yorkshire, LS19 7HT

Price £350,000

Property Images



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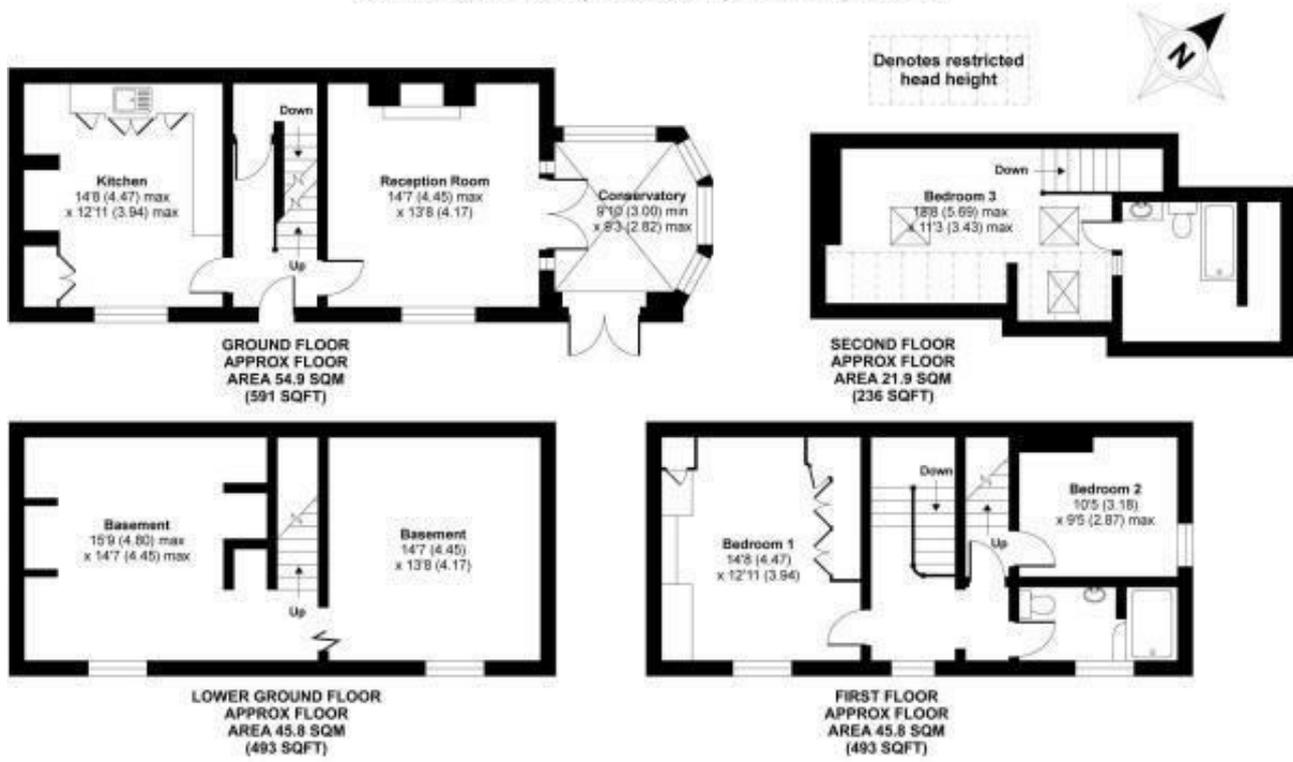
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Floorplan

Leaffield Place, Yeadon, Leeds, LS19



APPROX. GROSS INTERNAL FLOOR AREA 1813 SQ FT 168.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

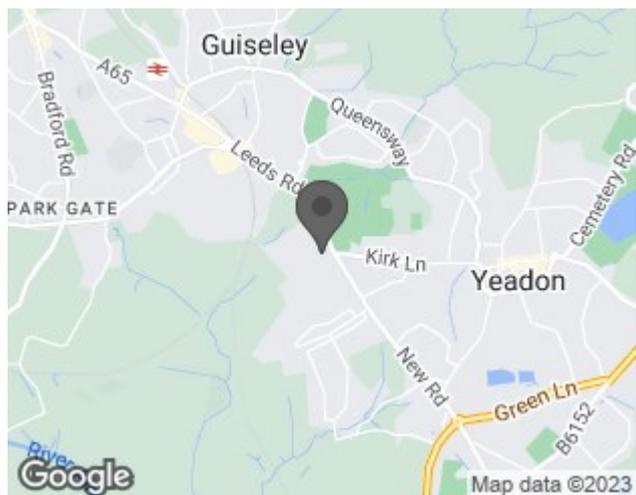
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on the plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: Character Property Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

*** PRICED FOR IMMEDIATE SALE *** CALL NOW TO AVOID DISAPPOINTMENT *** Dating back to around 1800 this exceptional, double fronted stone cottage is brimming with charm and character. With a Yorkshire stone flagged floor in the kitchen and a Limestone fireplace, the property has a really homely feel and must be viewed to be fully appreciated. Having undergone a degree of upgrading over recent years the property is presented to an exceptional standard.

Accommodation briefly consists of an entrance hallway with attractive staircase and balustrade, dining kitchen with exposed stone floor and space for range style cooker, dual aspect lounge and a conservatory extension overlooking the garden. To the first floor are two double bedrooms and the house bathroom. The third bedroom is on the second floor and benefits from an ensuite bathroom. Externally there is a lawned and paved garden with a range of mature shrubs and plants. There is also off-street parking for two cars.

Located within this sought-after part of Yeadon the property boasts excellent access to several local primary and secondary schools, a wide range of amenities, a park, retail park and train station.

Features

• CHARACTER PROPERTY • YORKSHIRE STONE HOUSE • DOUBLE FRONTED • DECEPTIVELY SPACIOUS • DRIVEWAY AND GARDENS • CONSERVATORY EXTENSION • CLOSE TO SCHOOLS, AMENITIES AND TRAIN STATION • OVER THREE FLOORS • HUNTERS 360 TOUR • EPC RATING =