

HUNTERS[®]

HERE TO GET *you* THERE



1 Rockville Terrace

Yeadon, Leeds, LS19 7QN

Price £374,950



E

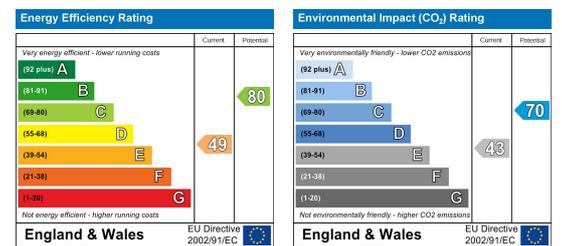
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

- CHARACTERFUL VICTORIAN
- OVER FOUR FLOORS
- TERRACE
- VERY LARGE PLOT
- SCOPE TO EXTEND -STP
- DOUBLE GARAGE AND PARKING
- CLOSE TO SHOPS AND AMENITIES
- FAR REACHING VIEWS
- GUEST WC
- USEFUL CELLAR ROOMS
- EPC RATING = E

With accommodation over FOUR FLOORS, a very LARGE PLOT, DOUBLE GARAGE and FAR REACHING VIEWS this much loved STONE property has much to offer. Sure to appeal to a family the property also offers potential to extend to create something quite significant. Accommodation briefly consists of an entrance hallway, guest wc, dining room and lounge. From the hall are steps down to the lower ground floor and dining kitchen which has level access to the rear garden. Also on this level are two store rooms. To the first floor can be found bedrooms two, three and the main house bathroom. The main bedroom is on the second floor and offers fantastic valley views. The loft area is partly boarded. The property sits on a very large plot with gardens to the rear and side. The garden is laid mainly to lawn and at the time of coming to market was bathed in sunshine. There is also off-street parking to the front and a double garage. Located within this sought after part of Yeadon the property enjoys excellent access to a wide range of local shops, schools and amenities. Please be advised that as with many terraces their is a right of access across both the front of the house on Rockville Terrace and across the back for Rockville Terrace No's 1 to 5 only. However, it should be noted that we understand both are rarely used.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.