

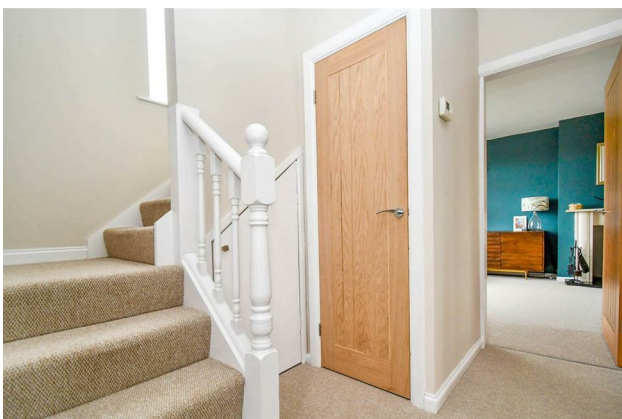
# HUNTERS®

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**10 Rufford Ridge, Yeadon, Leeds, LS19 7QT**

**Offers In The Region Of £319,950**

**Property Images**





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## Property Images





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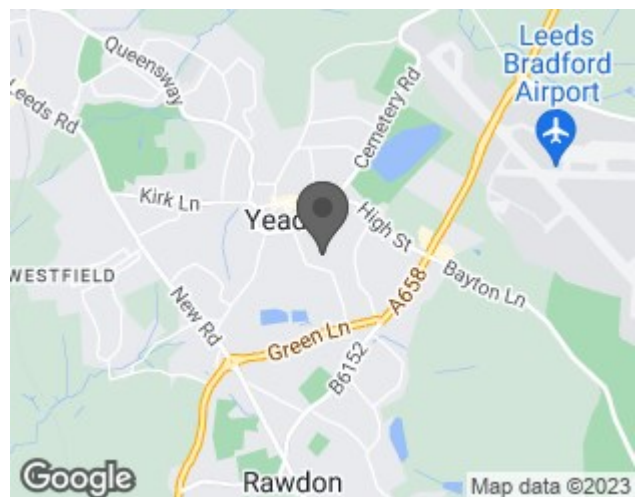


Total Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup> (excluding garage, storage (reduced ceiling height))  
All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Located within the highly desirable Rufford area of Yeadon with tree lined streets and close proximity to highly regarded local schools this property boasts an enviable position. The property itself benefits from a large, under house workshop / garage which is perfect for a car enthusiast or offers potential to convert to create further living space. Having undergone extensive renovation and refurbishment the property is now presented to an exceptional standard and must be viewed to fully appreciate. The property also has plans passed for an extension to the side and rear but due to a change in work patterns the owner has decided to sell.

Accommodation briefly consists of an entrance hallway, a very large dual aspect living room with French doors to the rear and a breakfast kitchen with dining area beyond. To the first floor can be found the three bedrooms and house bathroom. Externally there is a driveway to the front allowing for off-street parking for several cars. The rear garden is laid mainly to lawn with mature shrubs and plants with hedged boundaries which provide a high degree of privacy.

The property is well positioned for access to a wide range of local amenities, several highly regarded primary and secondary schools and a train station.

## Features

- LARGE WORKSHOP / GARAGE UNDERNEATH • PLANNING PASSED FOR EXTENSION • CLOSE TO SCHOOLS • SOLAR PANELS / THREE DOUBLE BEDROOMS • PARKING FOR SEVERAL CARS • BREAKFAST KITCHEN • IDEAL FAMILY HOME • VIEWS TO RAWDON BILLING • HIGHLY DESIRABLE RUFFORD LOCATION • RECENTLY REFURBISHED EPC RATING C