

# HUNTERS®

HERE TO GET *you* THERE

**1 Hudsons Terrace, Yeadon, LS19 7UL**

**Asking Price £350,000**

**Property Images**

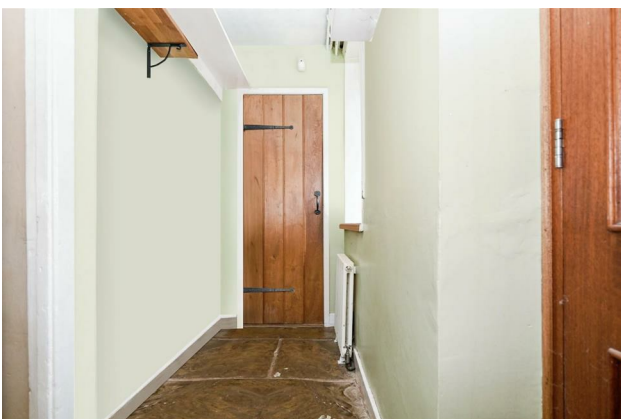




# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images





# HUNTERS<sup>®</sup>

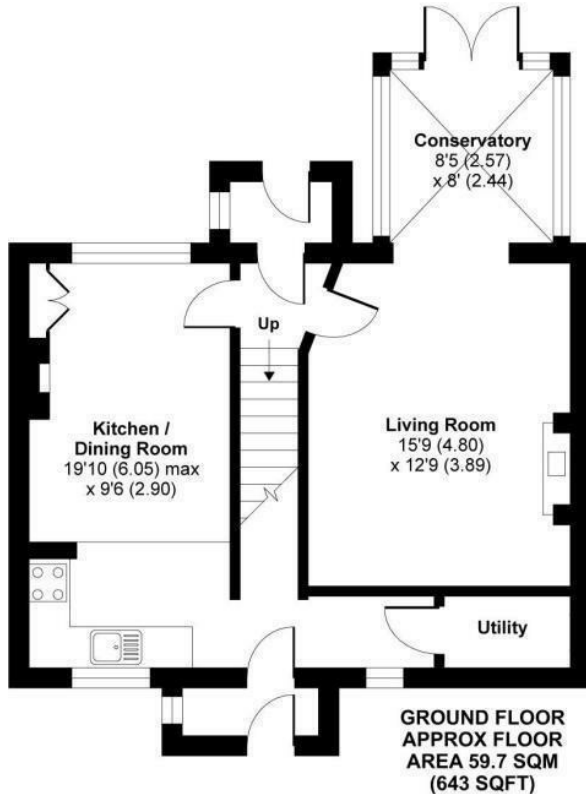
HERE TO GET *you* THERE

## Property Images





## Hudsons Terrace, Yeadon, Leeds, LS19

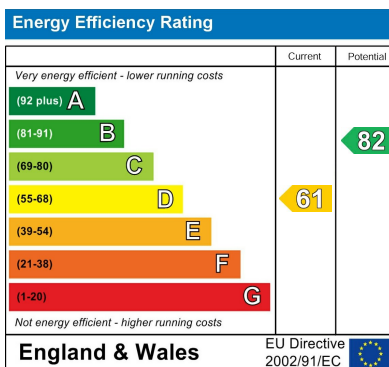


APPROX. GROSS INTERNAL FLOOR AREA 1168 SQ FT 108.5 SQ METRES

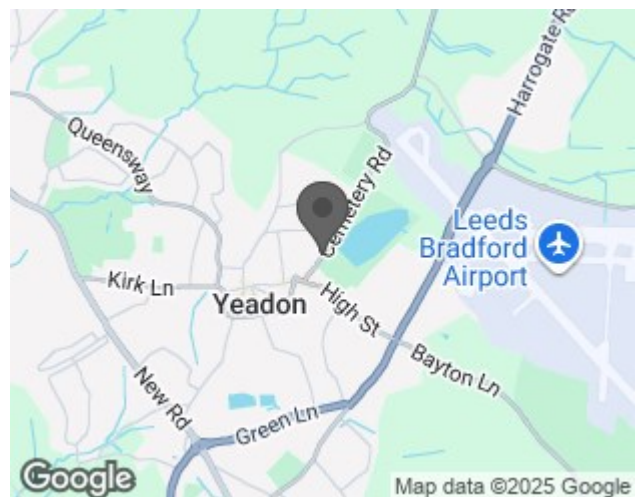
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring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

Copyright nichecom.co.uk 2015 Produced for Hunters REF : 21061

### EPC



### Map



### Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

A Charming Stone Cottage with Character, South-Facing Garden, and Off-Street Parking

This beautifully presented, double-fronted, end-terrace stone cottage exudes charm and character, dating back to the mid-1800s. Ideally situated near Yeadon Tarn and within a short walk of the town centre, the property benefits from a delightful south-facing garden and off-street parking.

Inside, the accommodation showcases a wealth of period features, including exposed beams, pine doors, Yorkshire stone, slate, and solid oak flooring. The gas-fired central heating system and UPVC double-glazed windows ensure modern comfort throughout.

The entrance porch, bathed in natural light, leads into a welcoming hallway that provides access to the principal ground floor rooms. The lounge is a generously proportioned yet cosy space, featuring an inglenook stone fireplace with a log-burning stove, and is open to a bright conservatory that enjoys a wonderful outlook over the garden. The dining kitchen boasts Yorkshire stone and slate flooring, built-in cupboards, an Aga cooker, and another stone fireplace with a multi-fuel stove. Additional ground floor spaces include a rear porch, hallway, pantry, and a useful utility room.

Upstairs, a spacious landing with a built-in storage cupboard leads to three well-sized double bedrooms, two of which include wardrobes (one walk-in and one fixed), along with a stylish, modern house bathroom.

The private south-facing garden is a true highlight, offering a lawn, patio area, shed (with power and lighting), log store, and space to relax or entertain.

Yeadon is a sought-after location in Northwest Leeds, offering a vibrant high street with shops, eateries, and a Morrison's supermarket. The area boasts excellent schools and stunning countryside walks, including Otley Chevin and Yeadon Tarn—a popular spot for sailing and fishing. Excellent transport links via nearby Guiseley and Horsforth train stations, and the proximity to Leeds Bradford Airport, further

## Features

- DOUBLE FRONTED STONE COTTAGE • ENCLOSED GARDEN • OFF-STREET PARKING • CLOSE TO YERADON TARN • CONSERVATORY EXTENSION • PERIOD FEATURES • CLOSE TO SHOPS, SCHOOLS AND AMENITIES • OPEN PLAN DINING KITCHEN