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HERE TO GET *you* THERE

22 Westfield Avenue, Yeadon, Leeds, West Yorkshire, LS19 7NG

Asking Price £220,000

Property Images



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Property Images



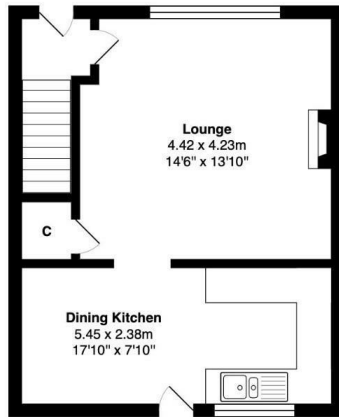
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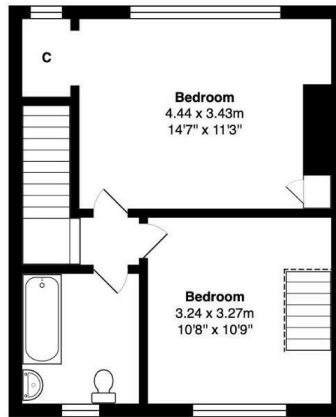
Property Images

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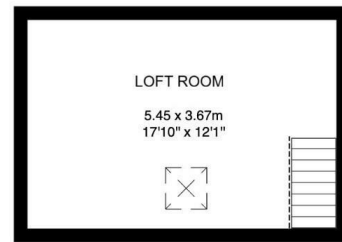
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Ground Floor



First Floor




Second Floor

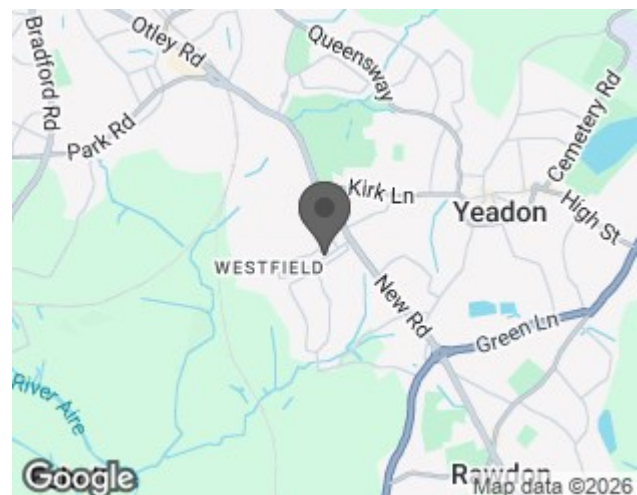
Total Area: 93.7 m² ... 1009 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	56		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

Summary

Situated in the ever-popular Westfield area of Yeadon, this charming home offers an excellent opportunity for buyers seeking a well-connected property within easy reach of local amenities. The location is particularly desirable, with a variety of shops, highly regarded schools, and scenic woodland walks all close at hand, making it ideal for families, first-time buyers, or those simply looking for a convenient yet peaceful setting.

The accommodation is well laid out and begins with an inviting entrance hall leading into a bright and spacious lounge, perfect for relaxation and entertaining. To the rear, the dining kitchen provides a practical and social space, with direct access to the garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the property boasts two comfortable bedrooms along with a modern house bathroom. The second bedroom benefits from a fixed staircase, which provides access to a useful loft room, offering versatility as a home office, guest room, or additional storage space.

Externally, the property enjoys gardens to both the front and rear. The rear garden is particularly generous, providing ample space for outdoor seating, play, or gardening, with the added benefit of off-street parking beyond. There is also a right of access to the rear for a neighbouring property.

This delightful home is presented to the market with no onward chain, ensuring a smooth and straightforward purchase process. Offering great potential in a sought-after location, it represents an attractive proposition for a wide range of buyers.

Features

- POPULAR LOCATION • LARGE GARDEN AND PARKING TO REAR • LOFT ROOM • CLOSE TO SCHOOLS AND AMENITIES • DINING KITCHEN • IDEAL FOR FIRST TIME BUYER • IDEAL BUY TO LET INVESTMENT