

HUNTERS®

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59 Kirk Lane, Yeadon, Leeds, LS19 7LX

Offers In Excess Of £200,000

Property Images



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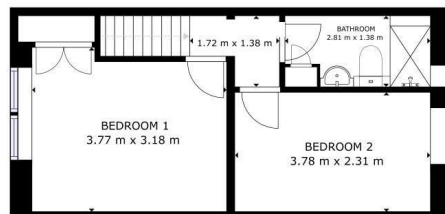
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FLOOR 1



FLOOR 2

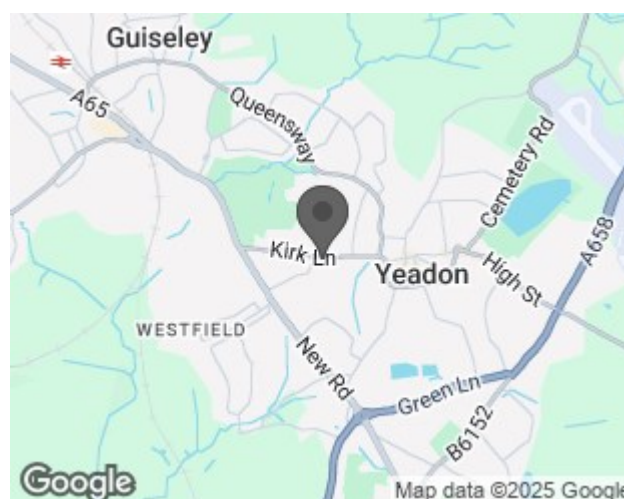
GROSS INTERNAL AREA
FLOOR 1: 36.12 m², FLOOR 2: 30.57 m²
TOTAL: 66.69 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(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: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This delightful two-bedroom character cottage exudes charm and warmth, presenting an inviting blend of period features and modern comfort. Step through the entrance vestibule into a welcoming space where timeless allure meets contemporary living.

The lounge, adorned with an attractive fireplace, serves as the heart of the home, providing a cozy retreat for relaxation and entertaining. The ambiance is further enhanced by period details that evoke a sense of character and history.

The dining kitchen seamlessly combines functionality with style, offering a delightful space for culinary endeavors and shared meals. A rear porch/utility area adds practicality to the layout, ensuring a seamless flow between indoor and outdoor spaces.

Ascend to the first floor to discover two thoughtfully designed bedrooms, each exuding a unique charm. The house bathroom, elegantly appointed, provides a tranquil space for self-care and relaxation.

The property boasts low maintenance gardens to the front and rear, creating outdoor retreats that complement the cozy interior. These spaces offer a perfect setting for al fresco dining or simply enjoying the tranquility of the surroundings.

Conveniently located, this character cottage is within easy reach of local shops, amenities, and public transport routes. Additionally, the picturesque Nunroyd Park is just a stone's throw away, providing a scenic escape for leisurely strolls and outdoor activities.

In summary, this two-bedroom character cottage seamlessly marries the allure of period features with modern living, offering a charming haven in a well-connected and picturesque setting. Don't miss the opportunity to make this enchanting property your home.

Features

- CHARACTER COTTAGE • CLOSE TO NUNROYD PARK • PERIOD FEATURES THROUGHOUT • DINING KITCHEN • SMALL EXTENSIONS TO FRONT AND REAR • CLOSE TO SHOPS AND AMENITIES • LOW MAINTENANCE GARDENS • CONCEALED CELLAR