

# HUNTERS®

HERE TO GET *you* THERE

**18 Aire View, Yeadon, Leeds, LS19 7TL**

**Offers In The Region Of £274,950**

**Property Images**





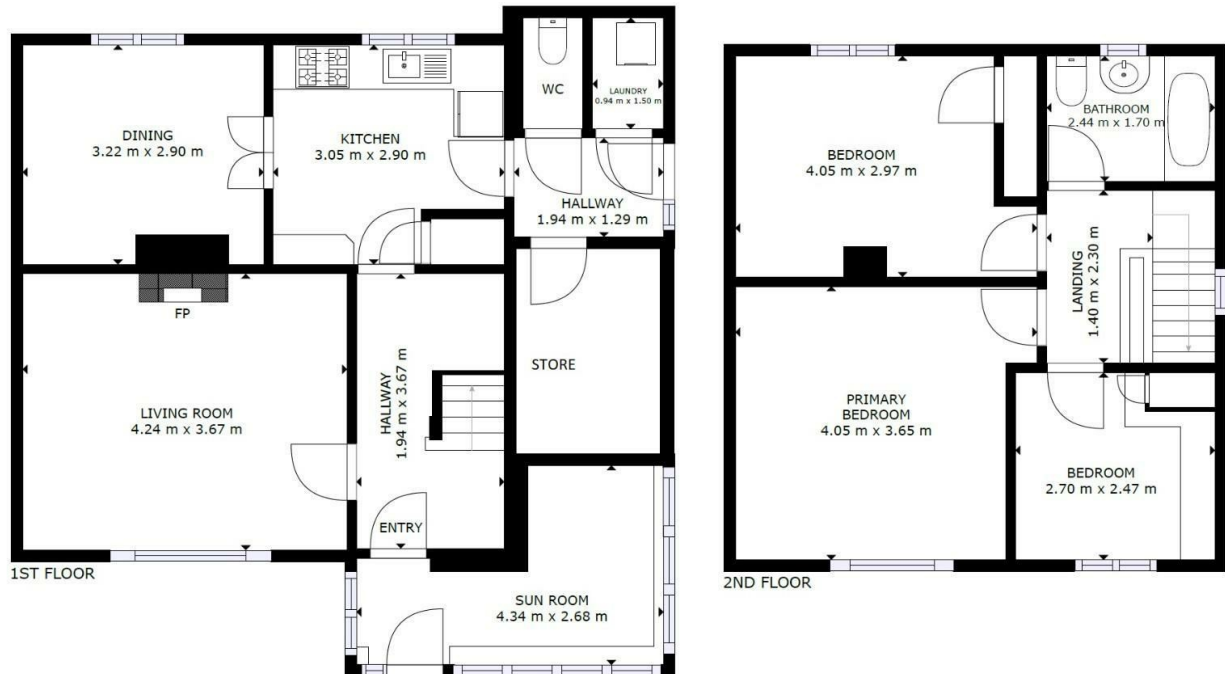
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## Property Images



## Floorplan



GROSS INTERNAL AREA  
1ST FLOOR: 59 m², 2ND FLOOR: 43 m²  
TOTAL: 102 m²  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>78</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>64</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



Welcome to this charming three-bedroom semi-detached home, perfectly situated on a corner plot with beautiful gardens surrounding three sides. Boasting lovely views and an open aspect to the front, this property offers a delightful living experience.

Located in close proximity to highly regarded local schools, convenient amenities, and a train station, this home is ideally positioned for a convenient lifestyle. Whether you're commuting or seeking easy access to daily necessities, this location offers both.

As you step into the property, you'll be greeted by an inviting entrance porch/sunroom, providing a warm welcome and a serene space to relax. Moving through, an entrance hallway guides you into the heart of the home.

The lounge offers a comfortable and spacious area to unwind, while the dining room provides an ideal space for hosting gatherings and entertaining friends and family. The fitted kitchen is well-appointed, ensuring a practical and functional area for culinary pursuits. Additionally, a convenient WC, utility room, and store room are available on the ground floor, catering to your everyday needs.

## Features

• LARGER STYLE SEMI DETACHED • CORNER PLOT • SCOPE TO EXTEND - STP • LARGE GARAGE / WORKSHOP • OPEN ASPECT TO FRONT • AMAZING VIEWS • GARDENS TO THREE SIDES • IN NEED OF SOME UPDATING • HUNTERS 360 TOUR • NO ONWARD CHAIN