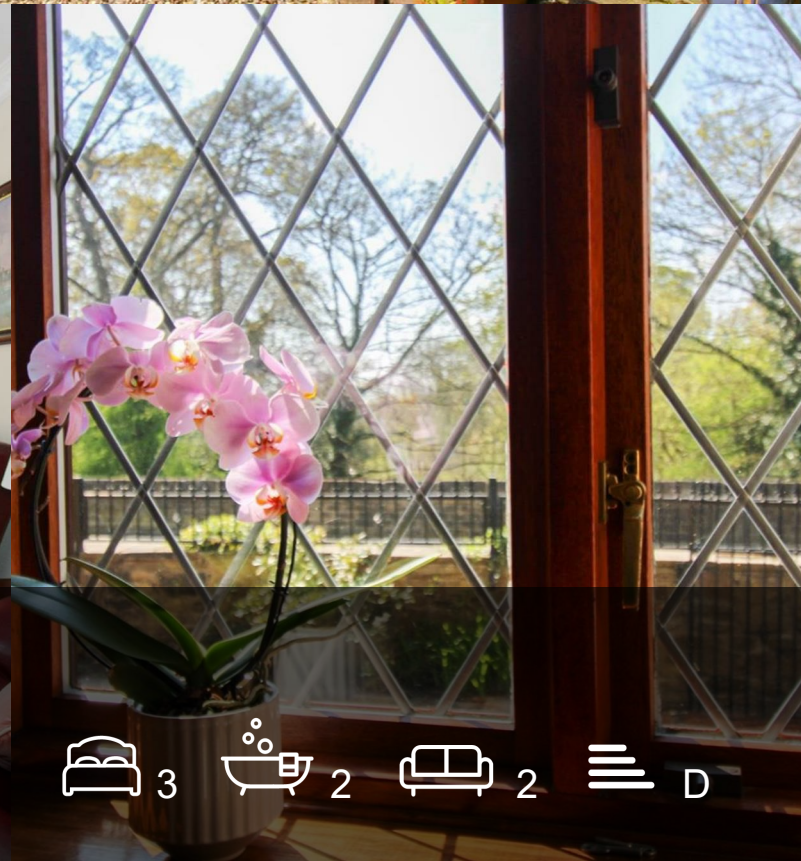


# HUNTERS<sup>®</sup>

## EXCLUSIVE



Gill View Cottage Gill Lane

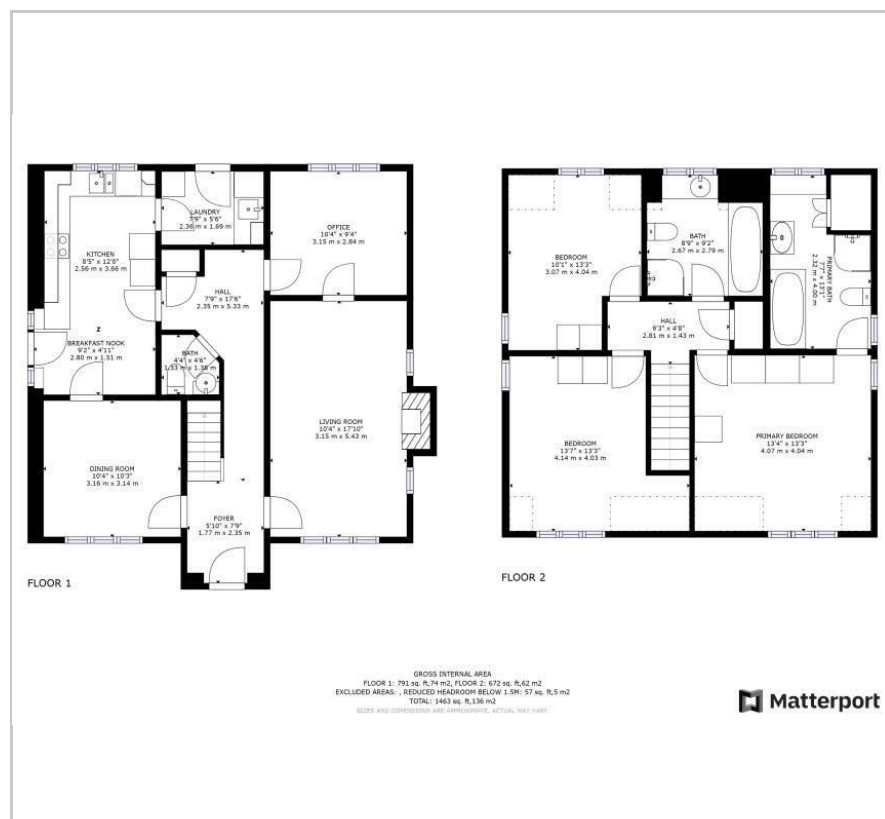
Nether Yeadon, Leeds, LS19 7DF

£499,950

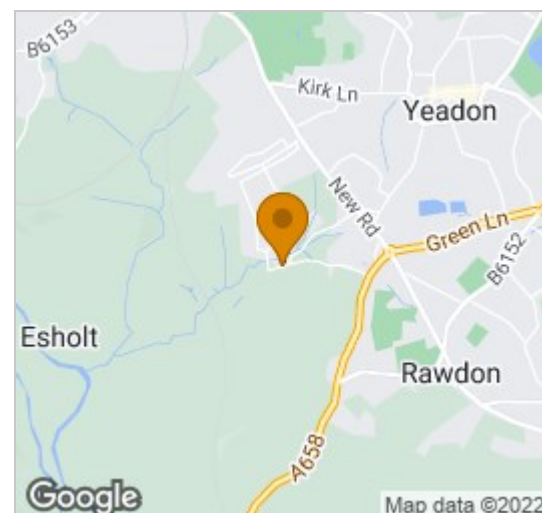
3 2 2 D



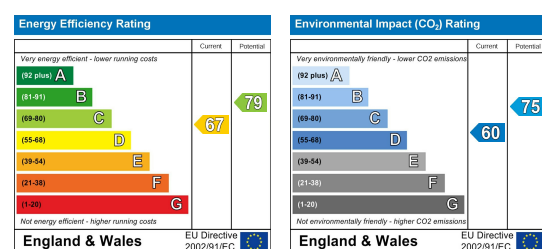
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

- STONE BUILT DETACHED HOME
- QUIET YET CONVENIENT LOCATION
- MASTER SUITE
- AMPLE PARKING FOR SEVERAL CARS
- GUEST WC AND UTILITY ROOM
- CLOSE TO WOODLAND WALKS
- PLANNING PREVIOUSLY PASSED FOR DOUBLE STOREY EXTENSION
- LARGE PLOT WITH DETACHED DOUBLE GARAGE
- MUCH LOVED FAMILY HOME
- HUNTERS 360 TOUR

Nestled within the heart of the extremely sought after 'Nether Yeadon' conservation area, this delightful and much loved stone built family home which has never been on the open market is not to be missed. Sitting on a generous plot the property has previously had planning passed for a double storey side extension lending the possibility of the successful purchaser extending the property as the family grows.

Situated adjacent to woodland, this three double bedroomed property enjoys an abundance of wildlife on its doorstep yet is within walking distance of several highly regarded primary and secondary schools. Built from reclaimed Yorkshire stone, the property consists of an entrance hallway, a spacious lounge, study, formal dining room, breakfast kitchen, utility area and guest wc. To the first floor can be found the master bedroom with a very large ensuite bathroom, a further two double bedrooms and the main house bathroom. Externally, the property is accessed via wrought iron gates with a small garden to the front and seating area. A block paved driveway to the side and rear provides ample parking for several cars and a turning area. There is a double detached garage which was converted from a charming stable block to the rear, and various seating areas providing an ideal setting for 'al fresco' dining during the summer months whilst soaking up the scenery and listening to the birds.

This sizable plot includes a private road to the side of the property giving dual access. The property boasts an enviable setting with nearby picturesque woodland walks, a wide range of amenities, the aforementioned schools and several train stations.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

45 High Street, Yeadon, LS19 7SP

Tel: 01132029923 Email: [yeaddon@hunters.com](mailto:yeaddon@hunters.com) <https://www.hunters.com>

