

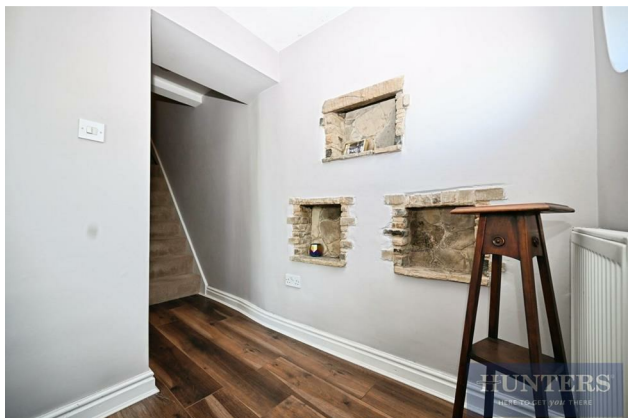
# HUNTERS®

HERE TO GET *you* THERE

**6 North Terrace, Yeadon, Leeds, Yorkshire, LS19 7JR**

**Asking Price £240,000**

**Property Images**





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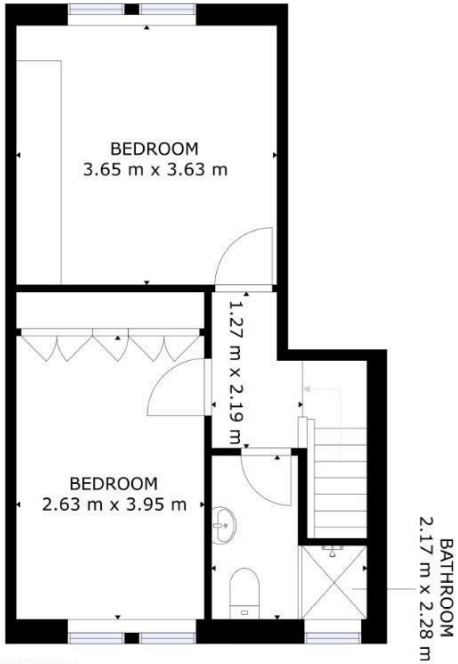
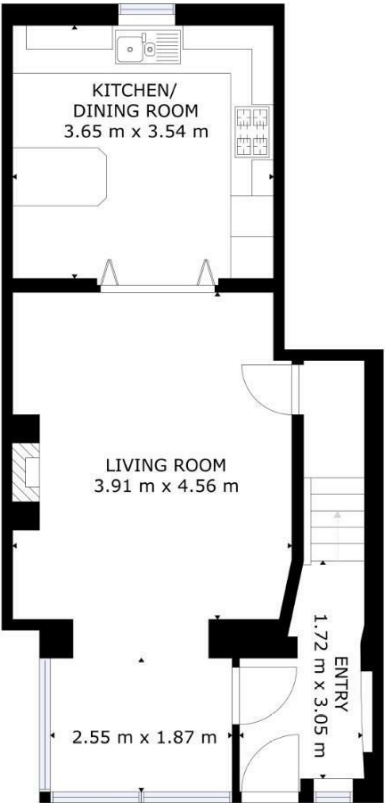
## Property Images



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Property Images



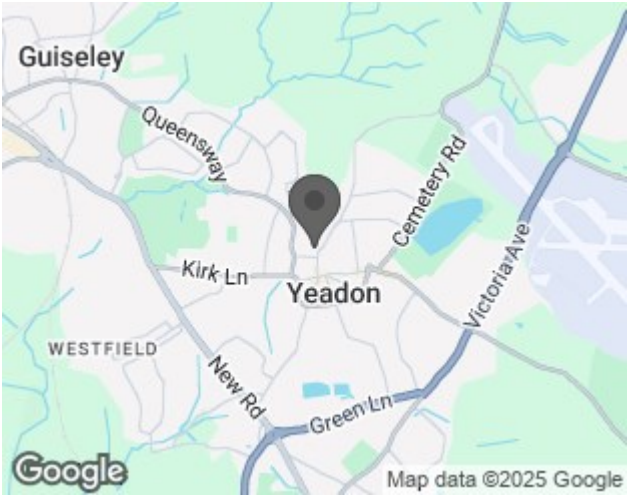
GROSS INTERNAL AREA  
FLOOR 1: 42 m<sup>2</sup>, FLOOR 2: 33 m<sup>2</sup>  
TOTAL: 75 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold



## Summary

Set in a highly desirable and exceptionally convenient location, this extended mid-stone terrace cottage offers an appealing blend of character, comfort and practicality. Available with no onward chain, it represents an excellent opportunity for first-time buyers, downsizers or anyone seeking a well-presented home with impressive views and great access to local amenities.

The property opens into a welcoming lounge, leading through to a well-appointed kitchen featuring integrated appliances and a stylish breakfast island – ideal for casual dining or entertaining. To the first floor, there are two generously sized double bedrooms, both enjoying plenty of natural light, along with a contemporary shower room finished to a high standard.

Externally, the cottage continues to impress. The front garden is mainly laid to lawn, complemented by a raised patio area perfectly positioned to take in the far-reaching views across the valley. Private parking and a garage provide valuable additional space for vehicles or storage.

Yeadon offers a vibrant mix of amenities including reputable schools and a variety of shops along the High Street, with a Morrisons supermarket close by. Outdoor enthusiasts will appreciate the nearby Yeadon Tarn with its picturesque walks and boating lake, along with Nunroyd Park and the stunning Otley Chevin, just a short drive away. The neighbouring centres of Rawdon, Horsforth and Guiseley provide further choice for shopping, dining and leisure.

For commuters, the area is exceptionally well connected, with two railway stations offering links to Leeds, Bradford, Ilkley and Skipton. Major routes including the A65 and Harrogate Road (A658) are easily accessible, and Leeds Bradford Airport is also within close reach.

## Features

- CHARACTERFUL AND CHARMING • CHURCH VIEWS TO REAR / LONG DISTANCE VIEWS TO FRONT • STONE BUILT • ENCLOSED GARDEN • GARAGE AND DRIVEWAY • CLOSE TO SHOPS AND AMENITIES • HIGH SPECIFICATION • HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT • EPC RATING = D