

# HUNTERS®

HERE TO GET *you* THERE

**8 Barcroft Grove, Yeadon, Leeds, LS19 7XZ**

**Offers In Excess Of £425,000**

**Property Images**





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## Property Images





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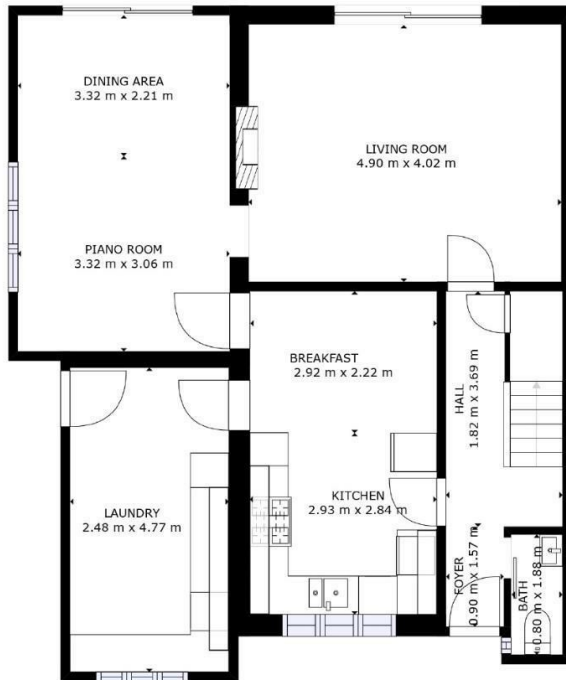
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## Property Images

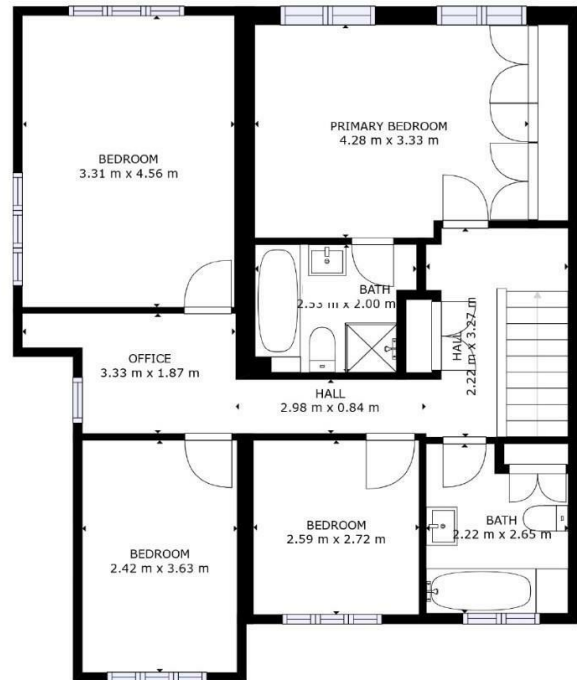


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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 79 m<sup>2</sup>, FLOOR 2: 78 m<sup>2</sup>  
TOTAL: 156 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>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold



## Summary

Boasting a glorious garden with southerly aspect, church views and bags of living space this much loved family home is ready for the next chapter. The property benefits from a very large master suite, cul de sac position and close proximity to several highly regarded primary and secondary schools.

Accommodation briefly consists of an entrance hallway, guest WC, a fitted kitchen, a very large utility room, formal dining room / snug and the main lounge with patio doors leading out to the rear garden. To the first floor can be found the master bedroom with ensuite bathroom, a further two double bedrooms, a good sized fourth bedroom, the main house bathroom and a study area.

Externally there are low maintenance gardens to the front and off-street parking in front of the detached single garage with remote controlled roller door. The rear garden enjoys a southerly aspect, high degree of privacy and consists of paved and lawned gardens complemented by planted borders which are well stocked with mature shrubs and plants.

The property is conveniently placed for access to a wide range of local shops and amenities, several highly regarded primary and secondary schools and a train station.

## Features

- LARGE GARDENS WITH SOUTHERLY ASPECT • SUPERB MASTER SUITE • BAGS OF LIVING SPACE • CLOSE TO SCHOOLS • CHURCH VIEWS • MUCH LOVED FAMILY HOME • VERY LARGE UTILITY AND GUEST WC • FOUR BEDROOMS WITH THREE DOUBLES • DETACHED GARAGE • EPC RATING = TBC