

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



104 Westfield Avenue

Yeadon, Leeds, LS19 7NJ

Asking Price £189,950



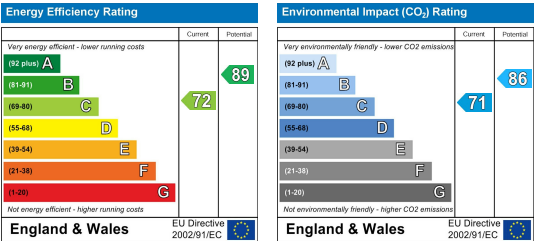
Floor Plan



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.

- OFF-STREET PARKING TO REAR
- GARDENS TO FRONT AND REAR
- CLOSE TO SCHOOLS AND
- NO ONWARD CHAIN AMENTIES
- EPC RATING = C
- IDEAL FAMILY HOME
- Modern throughout
- Front and rear garden
- Off street parking
- Popular location



An exceptionally well presented two double bedroom house that has undergone recent modernisation and benefits from front and rear gardens as well as off street parking. The ground floor consists of a generous sized lounge and modern fitted kitchen with ample space for a dining area. To the first floor is the modern house bathroom with shower over bath and two double bedrooms. The master bedroom has built in wardrobes.

Externally is a lawned front garden and a part lawn and part patio rear garden along with off street parking.



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.