



**South View Crescent, Yeadon Leeds LS19 7JA**

**welcome to**

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An extended three bedroom semi detached house, beautifully presented throughout with spacious living accommodation. The house features an open plan lounge/dining, modern kitchen, conservatory, office, stylish shower room, off street parking and private rear garden. Offered with no onward chain.



## Yeadon

Yeadon is a charming small town located approximately 8 miles from Leeds City Centre. The High Street offers a variety of amenities, including bars, cafes, restaurants, and two supermarkets. Regular bus services connect Yeadon to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The town is home to Yeadon Tarn, a scenic spot perfect for leisurely walks, green spaces, and a children's play park. Yeadon Town Hall, a beautiful Grade II listed building from the 1880s, hosts numerous shows and concerts throughout the year and features the delightful Stage Door Café and licensed bar.

## Entrance Hall

A welcoming hallway with stairs to the first floor.

## Lounge

17' 6" Into Bay x 11' 4" Max ( 5.33m Into Bay x 3.45m Max )  
A bright and airy living space that flows seamlessly into the dining area, creating an open and sociable layout ideal for modern living. The room is centred around a stunning feature fireplace, complete with a log burner and an attractive wooden lintel above, forming a real focal point and adding warmth and character. A large bay window to the front elevation enhances the sense of space and floods the room with an abundance of natural light.

## Dining Room

14' Max x 9' 11" Max ( 4.27m Max x 3.02m Max )  
Open to both the lounge and kitchen, this well-proportioned dining area creates a seamless flow ideal for everyday living and entertaining. It is complemented by attractive wood flooring, adding warmth and continuity to the space, while double doors open through to the conservatory, allowing natural light to extend into the room.

## Kitchen

9' 5" Max x 7' 6" Max ( 2.87m Max x 2.29m Max )  
Open to the dining room, a modern and stylish kitchen offering a range of wall and base units with grey gloss doors, complimenting work surfaces

incorporating a sink, drainer and gas hob with a tiled splashback and extractor above. There is an integrated oven and spaces for a dishwasher and American style fridge freezer.

## Office

10' 10" Max x 7' 2" Max ( 3.30m Max x 2.18m Max )  
A versatile room currently utilised as a home office, offering flexibility to suit a range of needs such as a study, playroom or additional reception space, depending on the buyer's requirements.

## Conservatory

Positioned just off the dining room, this attractive conservatory provides a bright and relaxing additional living space. With glazing to two sides, the room is filled with natural light throughout the day, creating a pleasant and airy atmosphere. Patio doors open directly onto the rear garden, offering a seamless transition between indoor and outdoor living—ideal for enjoying the garden views or for entertaining during the warmer months.

## Wc/Utility

A practical addition for any busy home, comprising a WC, wash hand basin, and plumbing for a washing machine.

## Bedroom One

14' 11" Max x 8' 4" Max ( 4.55m Max x 2.54m Max )  
A spacious double bedroom with fitted wardrobes.

## Bedroom Two

11' 8" Max x 8' 6" Max ( 3.56m Max x 2.59m Max )  
A good size double bedroom with fitted wardrobes.

## Bedroom Three

7' 2" Max x 5' Max ( 2.18m Max x 1.52m Max )  
A single bedroom with a built in cupboard.

## Shower Room

A contemporary and stylish shower room fitted with a three-piece suite, comprising a walk-in shower with a rainfall shower head, WC, and a wash hand basin set within a useful storage unit. The space is finished

with sleek black fittings, adding a modern and coordinated look.

## Outside

To the front of the property, a neatly laid block-paved driveway provides ample off-road parking, offering both practicality and curb appeal. The rear garden is designed for low maintenance and year-round enjoyment, featuring astro turf that ensures a lush green look without the upkeep. Complementing the outdoor space are stylish covered seating areas, perfect for relaxing or entertaining guests in comfort, regardless of the weather.



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## South View Crescent, Yeadon Leeds

- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN & STYLISH KITCHEN & SHOWER ROOM
- OFFICE & CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £325,000



Please note the marker reflects the postcode not the actual property

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