



Rufford Avenue, Yeadon Leeds LS19 7QR

welcome to

Rufford Avenue, Yeadon Leeds

Deceptively spacious five-bedroom end terrace home in a desirable location, offering flexible lower ground accommodation, three bathrooms, guest WC, off-street parking and a large rear garden. An ideal family home with versatile living space arranged over multiple levels.



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.

Ground Floor Living Room

A spacious, bright and airy room with feature coving and ceiling rose. The bay window to the front allows a good amount of natural light to flow through.

Kitchen

The kitchen offers a good range of wall and base units with work surfaces incorporating a sink and drainer. There is an integrated oven and spaces for all appliances. The work surface continues, to create a breakfast bar overlooking the garden.

Bathroom

Fitted with a three piece suite comprising a bath with rainfall shower, wc and hand basin.

Lower Ground Floor Lounge/Kitchen

Offering open plan living, the kitchen area has base units with work surfaces and an integrated oven. The lounge area has an exposed brick fireplace with log burner creating a fabulous focal point, and a door opening to the garden.

Bedroom One

A double bedroom with fitted wardrobes and access to en suite facilities.

En Suite Shower Room

Comprising a shower cubicle, wc and hand basin.

Guestwc

Comprising a wc, hand basin and storage cupboard.

First Floor Bedroom Two

A double bedroom with built in storage.

Bedroom Three

A double bedroom with space for free standing furniture.

Bedroom Four

A good size single bedroom with space for free standing furniture.

Shower Room

Fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

Second Floor Bedroom Five

With limited head height, a double bedroom with space for free standing furniture.

Outside

To the rear, there is a paved seating area with steps leading down to a large lawned area with mature trees providing a good deal of privacy. This is a fabulous space for entertaining and playing. Additionally the property benefits from off street parking.

Agents Notes

- 1, Right of way to the rear to access parking
- 2, Tree preservation orders



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welcome to

Rufford Avenue, Yeadon Leeds

- DECEPTIVELY SPACIOUS END TERRACE HOUSE
- FIVE BEDROOMS
- THREE BATHROOMS
- FLEXIBLE LOWER GROUND ACCOMMODATION
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

offers over

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA105473 - 0005

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