



The Old Farmhouse Leslie Avenue, Yeadon Leeds LS19 7XH

welcome to

The Old Farmhouse Leslie Avenue, Yeadon Leeds

Characterful three-bedroom semi-detached home set across four floors, featuring a modern kitchen/diner, versatile lower ground floor reception room, utility room, WC, en suite bathroom, Jack & Jill shower room, driveway, and an attractive garden, all in a highly sought-after location.



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 Hallway

With wood flooring and stairs leading to the first floor.

Lounge

A spacious and welcoming lounge featuring attractive wood flooring and a stunning feature stone fireplace with a log burner, complemented by a rustic wood lintel. This characterful room offers a warm and inviting atmosphere, providing the perfect space for relaxing and entertaining alike.

Kitchen/Diner

A bright and contemporary kitchen/diner fitted with modern white-fronted units and wood worktops, creating a stylish and functional space, the real hub of the home. The central island incorporates a double oven and additional cupboard storage, while providing an ideal focal point for cooking and entertaining. There is ample space for a dining table and chairs, and a combination of windows and skylights floods the room with natural light, enhancing the spacious feel.

Lower Ground Floor Living/Utility

A versatile lower ground floor room offering a range of potential uses, including a family room, home office, playroom or hobby space. This flexible area is

complemented by a useful WC and separate utility room, adding practicality and convenience to the accommodation.

First Floor Bedroom Two

A generous double bedroom offering ample space for a range of bedroom furniture. The room benefits from access to a Jack and Jill shower room, providing convenience and practicality while creating a comfortable and well-appointed retreat.

Bedroom Three

A further well-proportioned double bedroom benefiting from access to the shared Jack and Jill shower room. Offering comfortable accommodation, the room provides ample space for a range of bedroom furniture and enjoys a bright and welcoming atmosphere.

Jack & Jill Shower Room

A stylish and contemporary Jack & Jill shower room featuring a fully tiled shower cubicle with modern fittings, a low-level WC, and a sleek hand basin with complementary fixtures. Finished to a high standard, the room offers a practical and elegant shared bathroom space, with clean lines, quality tiling, and a bright, modern aesthetic designed for both convenience and comfort.

Second Floor Bedroom One

A spacious double bedroom situated on the second floor, benefiting from built-in storage and direct access to a private en-suite bathroom. Well-proportioned and thoughtfully designed, the room provides ample space for bedroom furniture while offering a comfortable and practical retreat with the convenience of dedicated bathroom facilities.

En Suite Bathroom

A beautifully appointed modern en suite bathroom featuring a luxurious free-standing bath, separate tiled shower cubicle, low-level WC, and stylish hand basin. Finished with contemporary fixtures and

fittings, the space provides a perfect blend of comfort and practicality, creating a relaxing and elegant room.

Outside

To the front of the property is a well-maintained garden laid predominantly to lawn, creating an attractive approach to the home. A driveway to the side provides convenient off-road parking and access alongside the property.

Garage/Office

A single detached garage, perfect for storage with an office to the rear, tiled with hot water and electric, perfect for someone working from home.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

The Old Farmhouse Leslie Avenue, Yeadon Leeds

- CHARACTERFUL SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- EN SUITE FACILITIES & JACK & JILL SHOWER ROOM
- MODERN KITCHEN/DINER
- ARRANGED OVER FOUR FLOORS

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers over
£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107558 - 0007

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