



Pennythorne Drive, Yeadon Leeds LS19 7DS

welcome to

Pennythorne Drive, Yeadon Leeds

Beautifully presented four-bedroom extended semi-detached home arranged over three floors, featuring an en-suite principal bedroom, stunning open-plan kitchen/diner/lounge, integral garage and off-street parking. Stylish, spacious and ideal for modern family living.



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 Entrance Hall

Enter from the front into the hallway with access to the downstairs wc, integral garage and stairs leading to the first floor.

Bedroom Two

A spacious double bedroom with space for free standing furniture.

Downstairs Wc

With a wc and hand basin.

First Floor Lounge

A spacious, bright and airy room with a fabulous feature fireplace and fully glazed double doors opening to a Juliet balcony. Additionally there are double doors leading to the dining area giving the option to have an open plan layout.

Kitchen/Diner

A modern kitchen/diner, open to the lounge at the rear and the real hub of this family home. The kitchen offers a range of wall and base units with complimenting work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances. The dining area has ample space for a table and chairs.

Rear Lounge

A great addition to this family home creating extra living accommodation, with fully glazed double doors, bi-fold doors and two skylights flooding the room with natural light.

Bedroom One

A double bedroom with space for free standing furniture and access to en-suite facilities.

En-Suite

Beautifully presented and fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

Bedroom Three

A double bedroom with space for free standing furniture.

Bedroom Four

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

Bathroom

A contemporary bathroom, part tiled and fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Outside

To the front of the property there is a driveway providing off street parking. The rear garden is landscaped and tiered with a paved seating area leading off the rear lounge and steps up to further levels.

Management/Service Charges

£240 P/A

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

Pennythorne Drive, Yeadon Leeds

- SPACIOUS & EXTENDED SEMI DETACHED HOUSE
- FOUR GOOD SIZE BEDROOMS
- ARRANGED OVER THREE FLOORS
- FABULOUS KITCHEN/DINER/LOUNGE
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107389 - 0008

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