



King Street, Yeadon Leeds LS19 7QA

welcome to

King Street, Yeadon Leeds

A beautifully presented DECEPTIVE double fronted cottage set over four floors with spacious living accommodation and CHARACTER FEATURES. Viewing is essential to appreciate this special home. Expertly blending the old and new with a SPACIOUS occasional room on the second floor and a converted cellar.



Kitchen Diner

13' 6" x 11' 6" Into recess plus stairwell (4.11m x 3.51m Into recess plus stairwell)

Enter from the front via a composite door into the bespoke airy kitchen diner, having a range of contemporary wall and base units with feature concrete work surfaces over. Integrated double electric Bosch oven and microwave, ceramic hob set in a base unit into a quirky alcove with feature exposed stone surround, a real focal point of the room. Belfast sink, integrated dishwasher and full height fridge freezer, stairs leading to the first floor with luxury glass banister and a uPVC double glazed window with fitted shutters to the front. The kitchen provides access to the cellar head which provides a useful space for coats and shoes and has steps down to the cellar itself.

Cellar/ Utility Room

The converted cellar has been tanked and is a great additional storage room, with plumbing for a washing machine, ceiling spotlights. electric heater and an extractor fan.

Lounge

14' 9" x 13' 2" Into recess (4.50m x 4.01m Into recess)

A spacious room with lots of attractive original features including high ceilings, coving and decorative ceiling mouldings, with a cast iron fire on a marble hearth with timber surround, useful storage built into the alcoves with decorative arches, wood flooring, radiator and a uPVC double glazed window with fitted shutters to the front.

Landing

Stairs rise from the kitchen to the first floor landing where all first floor rooms are accessed.

Bedroom One

11' 8" x 10' 8" Into recess (3.56m x 3.25m Into recess)

A good size double bedroom positioned to the front elevation with high ceiling creating a lovely light and airy feel, with a radiator, door to the inner hall leading up to the loft room and a uPVC double glazed window to the front.

Bedroom Two

14' 10" x 9' 4" Into recess (4.52m x 2.84m Into recess)

A second spacious double bedroom positioned to the front elevation, decorated in neutral tones with a radiator and a uPVC double glazed window with fitted shutters to the front.

Bathroom

The fully tiled modern bathroom comprises of a tiled bath with shower above, wash hand basin set in a vanity unit, w/c, heated towel rail and a uPVC double glazed window to the front.

Occasional Room

21' 2" x 9' 8" Limited head height (6.45m x 2.95m Limited head height)

A spacious room located on the second floor with a radiator and a Velux window to the rear. We feel there is good potential to fully convert this space subject to the relevant regulations.

Outside

To the front of the property is a pretty cottage garden with an Indian stone paved seating area to sit out and enjoy the summer months, surrounded by low maintenance pebble borders, including smart fence and hedges, which could make the garden completely enclosed if required.



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welcome to

King Street, Yeadon Leeds

- Beautiful Double Fronted Mid Cottage
- Set Over Four Floors
- Two Double Bedrooms
- Spacious Occasional Room
- Abundance Of Character & Charm

Tenure: Freehold EPC Rating: E

offers over

£250,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
YEA105570 - 0010

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