



**Hawthorn Crescent, Yeadon Leeds LS19 7XL**

**welcome to**

**Hawthorn Crescent, Yeadon Leeds**

An attractive two bedroom mid terrace stone house, recently renovated and well presented throughout with neutral decor. The house features a useful cellar, versatile attic room and private garden. This is a fabulous property for first time buyers or downsizer and is 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.  
Guiseley

## **Ground Floor**

### **Living Room**

A bright and airy room with feature arched recesses and access to the stairs leading to the first floor.

### **Kitchen**

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for further appliances.

## **Lower Ground Floor**

### **Cellar**

A useful storage space.

## **First Floor**

### **Bedroom One**

A double bedroom with space for free standing furniture.

### **Bedroom Two**

A single bedroom with room for free standing furniture.

## **Bathroom**

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

## **Second Floor**

### **Attic Room**

with limited head height, feature exposed wood beams and under eaves storage.

## **Outside**

The garden is mostly laid to lawn with a paved seating area.



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welcome to

## Hawthorn Crescent, Yeadon Leeds

- TWO BEDROOM MID TERRACE STONE HOUSE
- RECENTLY RENOVATED INC NEW KITCHEN & BATHROOM
- ATTIC ROOM
- PREDOMINANTLY SOUTH FACING PRIVATE GARDEN
- WELL PRESENTED WITH NEUTRAL DECOR

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA107538 - 0004

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