



South View Terrace, Yeadon LEEDS LS19 7QL

welcome to

South View Terrace, Yeadon LEEDS

Set within a convenient and well-connected location, a characterful mid-terrace stone house arranged over four floors, offering four well-proportioned bedrooms and beautifully presented accommodation throughout. Boasts a versatile cellar with bar, front and rear gardens, plus a garage.



Agents Note

There is a public road between the house and garden to the front.

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 Kitchen/Diner

The kitchen is thoughtfully fitted with a range of wall and base units, offering ample storage and workspace. At its heart sits an impressive range oven, set within a charming tiled fireplace recess that creates a striking focal point while adding character and warmth to the room. A traditional Belfast sink enhances the classic styling, paired with modern convenience in the form of an integrated dishwasher. There is designated space for a freestanding fridge, ensuring practicality for everyday living. The room is completed with a durable tiled floor, ideal for both style and ease of maintenance, making this a functional yet inviting space suited to modern family life.

Lounge

A spacious and inviting reception room, beautifully presented to create a bright and airy living space. The room benefits from an abundance of natural light, enhancing its warm and welcoming atmosphere. A charming log burner serves as a cosy focal point, set beneath an attractive wood lintel that adds character and rustic appeal.

Lower Ground Floor

Cellar

The property benefits from a useful two-room cellar, offering versatile additional space. One room is currently utilised for storage and houses a washing machine, providing a practical utility area. The second room has been thoughtfully arranged as a bar, creating a unique and inviting space perfect for entertaining.

First Floor

Bedroom One

A spacious double bedroom, offering a bright and comfortable retreat. The room benefits from built-in wardrobes, providing excellent storage while maximising floor space. Generous proportions allow for a range of bedroom furnishings, making this a practical and well-appointed room.

Bedroom Two

A well-proportioned double bedroom, offering a comfortable and versatile space. With ample room for a range of freestanding furniture, the layout provides flexibility to suit individual needs, making it ideal as a main bedroom, guest room, or home office if required.

Bathroom

A modern bathroom, tastefully appointed and partially tiled for a clean, contemporary finish. The suite comprises a bath with shower over, a low-level WC, and a hand basin set within a vanity unit providing useful storage below.

Second Floor

Bedroom Three

A double bedroom with a built in cupboard.

Bedroom Four

A good size bedroom with a built in cupboard.

Outside

To the front, the property enjoys an attractive garden, predominantly laid to lawn and bordered by established hedges and mature trees, providing a

good degree of privacy. To the rear, the garden has been designed with entertaining in mind, featuring a decorative paved and tiled seating area, ideal for outdoor dining. Beyond this lies a neatly maintained lawn, creating a versatile and well-balanced outdoor space.



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South View Terrace, Yeadon LEEDS

- CHARACTERFUL MID TERRACE STONE HOUSE
- FOUR GOOD SIZE BEDROOMS
- ARRANGED OVER FOUR FLOORS
- FABULOUS STORAGE CELLAR WITH BAR
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£330,000



Please note the marker reflects the postcode not the actual property

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