



Rufford Drive, Yeadon Leeds LS19 7QZ

welcome to

Rufford Drive, Yeadon Leeds

Three-bedroom semi-detached home in a desirable Yeadon location, featuring a modern kitchen and bathroom, spacious accommodation throughout, off-street parking and a private rear garden. Offered to the market with no onward chain, making it an ideal purchase for a range of buyers.



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.

Living Room

A spacious, bright and airy room with a log burner and bay window allowing a good amount of natural light to fill the room.

Kitchen/Diner

A modern kitchen offering a range of wall and base units with shaker style doors, work surfaces incorporating a sink, drainer and hob. There is an integrated double oven and spaces for all other appliances. Additionally there are built in cupboards providing extra storage space. A door gives access to the rear porch.

Bedroom One

A double bedroom with built in wardrobes.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom, perfect for use as a nursery or home office, depending on the buyers needs.

Bathroom

A modern bathroom with attractive metro style tiling, comprising a bath with shower over, wc and hand basin.

Loft

Fully boarded and a great storage space.

Externally

Externally, the property benefits from a driveway to the front, providing off-road parking. To the rear is an enclosed garden featuring a small lawn, paved seating areas ideal for outdoor entertaining, and a useful storage shed.

Improvements made

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

Rufford Drive, Yeadon Leeds

- SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- MODERN KITCHEN & BATHROOM
- OFF STREET PARKING
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107650 - 0002

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