



Rufford Avenue, Yeadon Leeds LS19 7QR

welcome to

Rufford Avenue, Yeadon Leeds

Deceptively spacious five-bedroom end terrace home in a desirable location, offering flexible lower ground accommodation, three bathrooms, guest WC, off-street parking and a large rear garden. An ideal family home with versatile living space arranged over multiple levels.



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 Living Room

A spacious, bright and airy room with feature coving and ceiling rose. The bay window to the front allows a good amount of natural light to flow through.

Kitchen

The kitchen offers a good range of wall and base units with work surfaces incorporating a sink and drainer. There is an integrated oven and spaces for all appliances. The work surface continues, to create a breakfast bar overlooking the garden.

Bathroom

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

Lower Ground Floor Lounge/Kitchen

Offering open plan living, the kitchen area has base units with work surfaces and an integrated oven. The lounge area has an exposed brick fireplace with log burner creating a fabulous focal point, and a door opening to the garden.

Bedroom One

A double bedroom with fitted wardrobes and access to en suite facilities.

En Suite Shower Room

Comprising a shower cubicle, wc and hand basin.

Guestwc

Comprising a wc, hand basin and storage cupboard.

First Floor Bedroom Two

A double bedroom with built in storage.

Bedroom Three

A double bedroom with space for free standing furniture.

Bedroom Four

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

Shower Room

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

Second Floor Bedroom Five

With limited head height, a double bedroom with space for free standing furniture.

Outside

To the rear, there is a paved seating area with steps leading down to a large lawned area with mature trees providing a good deal of privacy. This is a fabulous space for entertaining and playing. Additionally the property benefits from off street parking.

Agents Notes

1, 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.

2, Right of way to the rear to access parking

3, Tree preservation orders



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Rufford Avenue, Yeadon Leeds

- DECEPTIVELY SPACIOUS END TERRACE HOUSE
- FIVE BEDROOMS
- THREE BATHROOMS
- FLEXIBLE LOWER GROUND ACCOMMODATION
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA105473 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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