



Hawthorn Avenue, Yeadon Leeds LS19 7UH

welcome to

Hawthorn Avenue, Yeadon Leeds

Well presented three-bedroom semi-detached home offering a spacious lounge, modern and stylish kitchen/diner, and a contemporary four-piece bathroom. The property also benefits from a utility room, guest WC, off-street parking, and a private rear garden, all set within a convenient location.



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.

Hallway

A welcoming hallway with a useful cupboard and stairs leading to the first floor.

Lounge

A spacious and inviting lounge featuring dual-aspect windows that fill the space with natural light, complemented by a multi-fuel fireplace with exposed brick and an attractive wood mantel, creating a cosy focal point.

Kitchen/Diner

A stylish and generously proportioned kitchen/dining space, fitted with a modern shaker-style range of units offering both practicality and timeless appeal. There is ample room for a large range cooker and fridge freezer, with the added convenience of an integrated dishwasher. A breakfast bar provides space for casual dining and socialising, making it ideal for family life or entertaining guests. The dining area is bathed in natural light via fully glazed doors, which open seamlessly onto the garden—creating an excellent indoor-outdoor flow for summer gatherings and al fresco dining.

Utility Room

A practical and well-appointed space fitted with wall and base units. The room includes a sink and provides dedicated space and plumbing for both a washing machine and tumble dryer, making it ideal

for keeping laundry separate from the main living areas.

Guest Wc

Always useful to have in a busy family home with a wc and hand basin.

Bedroom One

A double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with fitted wardrobes.

Bedroom Three

A single bedroom offering space for essential furniture, making it a versatile room suitable for use as a child's bedroom, guest room, or home office.

Bathroom

A stylish and well-appointed four-piece suite comprising a bath, low-level WC, and a wash hand basin set within a vanity unit providing useful storage below. A separate corner shower cubicle adds convenience and flexibility, all finished to a modern standard.

Outside

To the front of the property, there is off-street parking for multiple vehicles, providing convenient and practical access. To the rear, the garden features an Indian paving seating area directly accessed from the dining room, ideal for outdoor dining and entertaining, leading onto a neatly maintained lawn beyond. The garden is further complemented by a useful shed, offering additional storage and an outside tap.



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welcome to

Hawthorn Avenue, Yeadon Leeds

- WELL PRESENTED EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- MODERN BESPOKE KITCHEN & STYLISH BATHROOM
- SPACIOUS LOUNGE WITH DINING AREA
- UTILITY ROOM & DOWNSTAIRS GUEST WC

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107228 - 0005

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