



£280,000

3 Bedroom Semi-Detached House for sale
173 Queensway, Yeadon, Leeds



EweMove
SALES AND LETTINGS



Overview

First time on the market since before England's World Cup victory in '66! A well-proportioned three-bedroom semi-detached home that has been truly loved, offering fantastic potential for modernisation and enhancement. Conveniently set back from the road on a bus route, just moments from Yeadon town centre.



Key Features

- NO CHAIN
- A well-loved and cared for family home!
- In good decorative order but with scope for improvement and updating
- Spacious through living and dining room
- Extended with a garden room
- Generously sized gardens
- Off-street parking for multiple cars plus a single garage
- Close to Yeadon town centre
- Three good-sized bedrooms
- EweMove are OPEN 24/7 for CALLS and LIVE CHAT with humans!









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The property has been extended to include a garden room, providing additional living space that overlooks the generously sized rear garden-perfect for relaxing or entertaining. Inside, the home is in good decorative order but would benefit from updating, offering an excellent opportunity to add your own personal touch.

The ground floor features a large hallway, a naturally bright spacious through living and dining room plus a kitchen. The layout provides to create an open plan living space, subject to regulatory approval.

Upstairs, from the spacious landing there are two well-proportion double bedrooms with ample storage space and a generously sized third bedroom. The bathroom has been converted into a shower room for convenience and a separate WC. The fully boarded loft space provides excellent extra storage and has the potential for conversion, subject to regulatory permission.

Externally, the property boasts a single garage, ample parking for several cars, and attractive front and rear gardens, providing plenty of outdoor play space.

This is an ideal home for families or those looking for a project with great potential. Viewing is highly recommended to fully appreciate all it has to offer.

Location:

Yeadon is well-placed for commuting by car, bus, or train to Leeds and Bradford, with Guiseley train stations nearby. Leeds Bradford International Airport is a short taxi ride away. Numerous shops, schools, and amenities can be found in bustling Yeadon and nearby Guiseley. Yeadon Tarn is a popular local beauty spot for families and is home to Yeadon Sailing Club. Additionally, Otley Chevin Forest Park, offering breathtaking views over Wharfedale and scenic walking trails, is just a short drive away.

Utility connections:

Gas, electricity and mains drainage.

Mobile and broadband availability:

Please refer to OFCOM Mobile and Broadband Checker for full details.
Ultrafast full-fibre broadband service available up to 1600 Mbps from the Openreach network (includes Sky). OFCOM state that the O2 and Vodafone network offer the best mobile connectivity but please check with your own provider.

Flood risk:

Rivers & Sea – Very Low Surface Water – Very low

Restrictive covenants:

No indicator

Council tax: Band C

Leeds City Council 2024/2025 £1837

Entrance Hall

Living Room
12' 3" x 11' 7" (3.75m x 3.54m)

Dining Room
10' 11" x 10' 4" (3.34m x 3.16m)

Kitchen
10' 4" x 7' 6" (3.16m x 2.30m)

Garden Room
10' 11" x 8' 1" (3.34m x 2.47m)

Landing

Bedroom 1
12' 3" x 11' 7" (3.75m x 3.54m)

Bedroom 2
10' 11" x 10' 4" (3.34m x 3.16m)

Bedroom 3
9' 6" x 7' 6" (2.90m x 2.30m)

Shower Room
7' 6" x 5' 5" (2.30m x 1.67m)

Front Garden
30' 2" x 18' 5" (9.20m x 5.63m)

Rear Garden
64' 11" x 26' 0" (19.80m x 7.94m)

Garage (Single)
17' 11" x 10' 4" (5.48m x 3.15m)

Floorplans

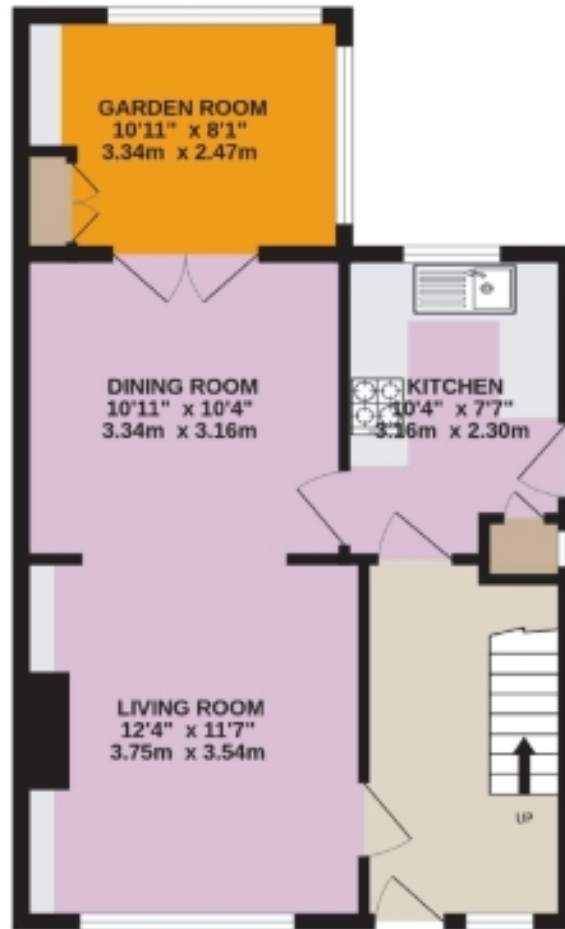


Queensway, Yeadon, Leeds, LS19

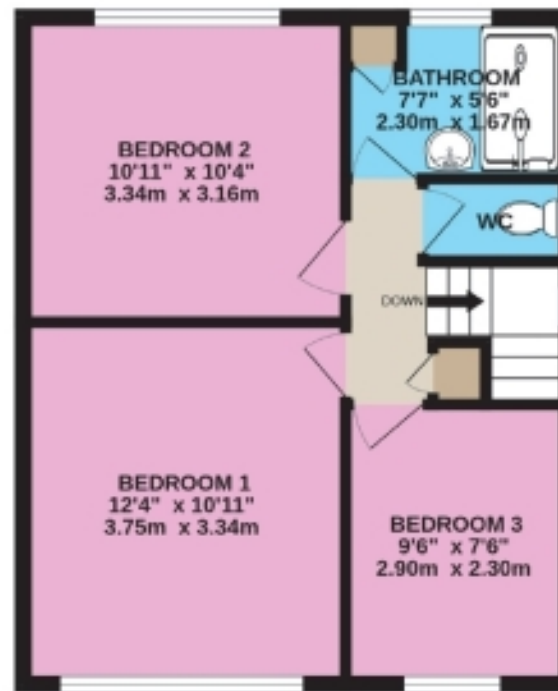
APPROX. GROSS INTERNAL FLOOR AREA 1324 SQ FT 123 SQ METRES

GARAGE 186 SQ FT 17.3 SQ METRES

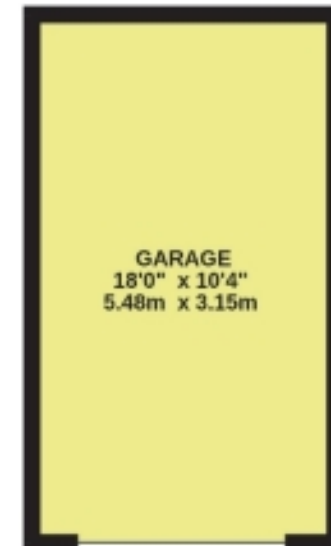
TOTAL 1510 SQ FT 140.3 SQ METRES



GROUND FLOOR



FIRST FLOOR



Floorplans



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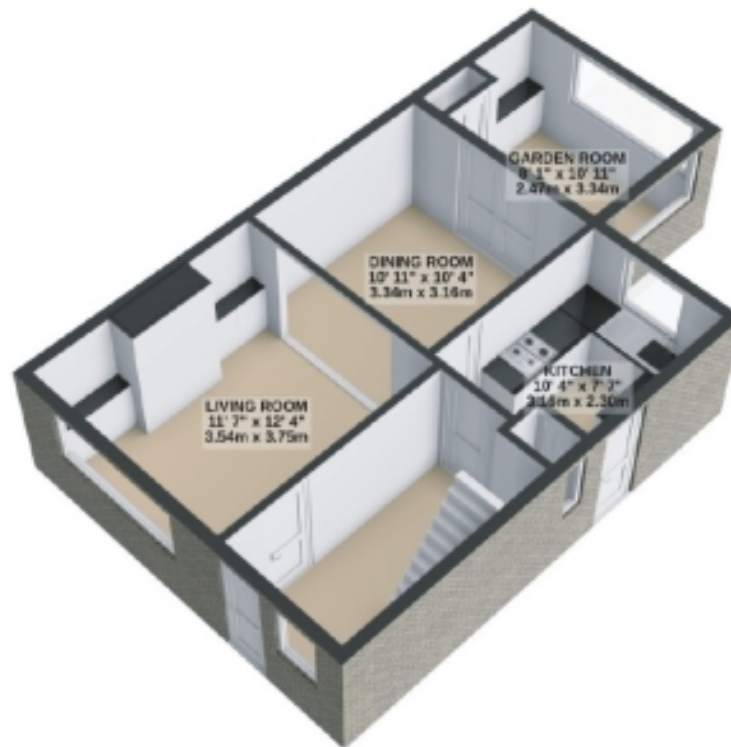


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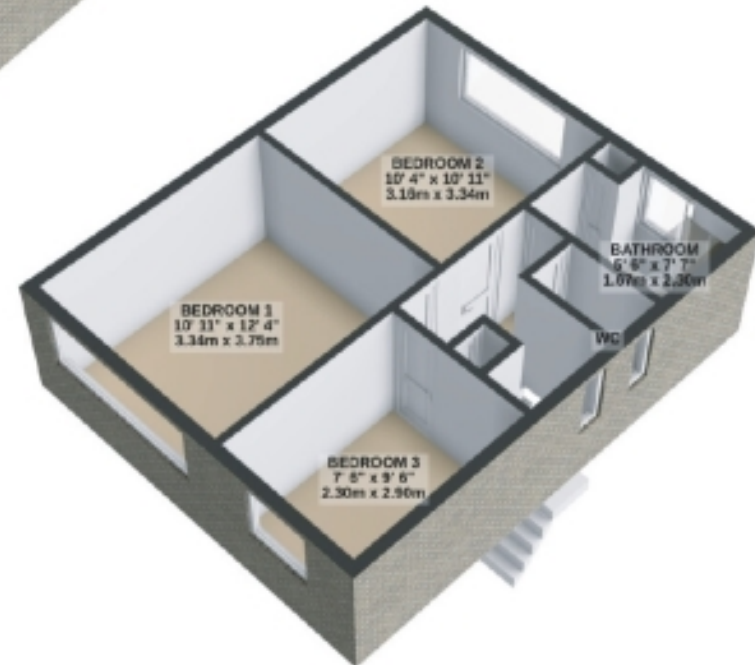
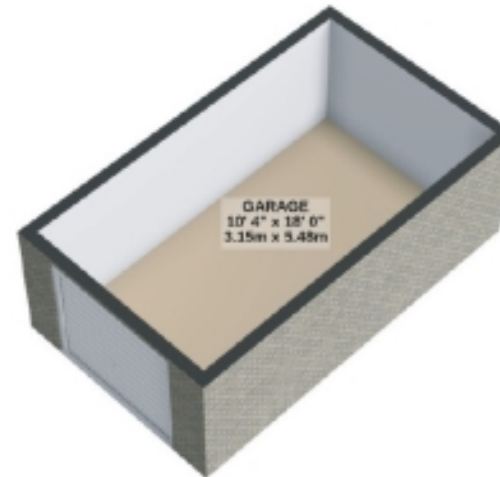
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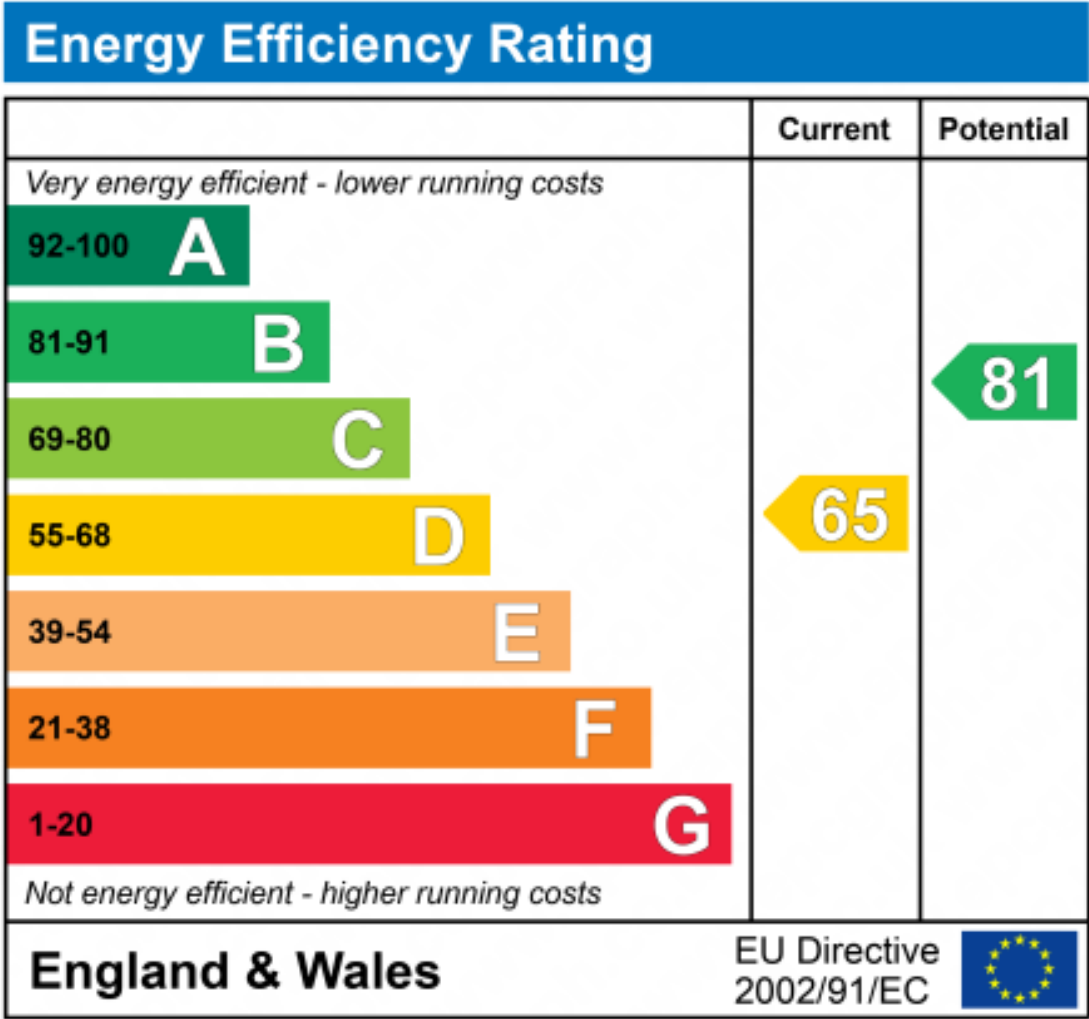
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GROUND FLOOR



FIRST FLOOR





Marketed by EweMove Otley & Guiseley

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