



**Football, Leeds  
Yorkshire LS19 7QF**

**£54,500**

Delightful Yorkshire stone back to back terrace cottage, situated in a popular residential area, close to Yeadon town centre and all local amenities.

- \* Open Plan Lounge/kitchen
- \* Double Glazing, Gas Cent Heating
- \* Modern light decor throughout

RENT £545 PCM DEPOSIT £750.

Furnished or unfurnished

DSS welcome with a guarantor – pets by negotiation

This two bedroom stone back to back terrace property which boasts charm and character. Situated in this popular street and conveniently placed for Yeadon's local amenities including, highly regarded schools for all ages, local shops on Yeadon high Street, Morrison's, leisure complex, pleasant walks around Yeadon tarn. For the commuter there are local bus services and neighbouring Guiseley with its railway station offering links to Leeds, Bradford and Ilkley. An early inspection is strongly recommended to avoid disappointment. The accommodation briefly comprises: Entrance vestibule, open plan lounge/kitchen with attractive decor and fitted units, cellar, first floor landing, two bedrooms and house bathroom. In addition the property offers double glazing and gas central heating.

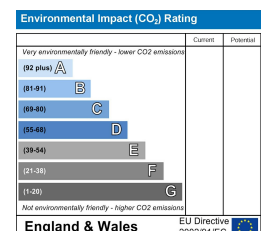
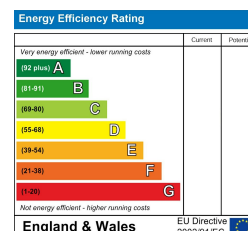


## INTRODUCTION

A well presented stone built terraced property situated in this much sought after and convenient part of Yeadon. Having gas central heating and retaining some period features the property is set over two floors plus a cellar and makes an appealing home. Briefly comprising a lovely proportioned Lounge/Dining Kitchen with a range of modern units having "solid oak" work surfaces and integrated electric oven and four point hob. There is a Cellar offering ideal storage space. The Lounge area has modern attractive decor with a picture rail. To the first floor there are two bedrooms and a three piece house bathroom. Outside there is on street parking.

## LOCATION

Football is located close to the town centre of Yeadon which offers many local amenities including a supermarket, banks, Post Office, eateries and pubs. Commuting is straight forward with nearby access roads to Leeds & Bradford. There is a train station at Guiseley and for the more travelled commuter the Leeds Bradford airport is a short drive away. There are schools for all ages within close range.



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