



## 25 Back Alma Street, Leeds, LS19 7PZ

A two bedroom end terraced house in Yeadon.

Located on a secluded cul de sac, this traditional home includes a south facing front garden and patio area with views of open green space.

The living room has exposed oak beams, a feature original inglenook fireplace and wooden floor. The kitchen has under-counter and overhead storage, and leads to the basement laundry and storage area.

Upstairs, the master bedroom has a feature fire surround and benefits from a high ceiling and recently-installed heating. The house bathroom has a bath with shower over, a heated towel rail and tiled flooring. The second bedroom has additional exposed beams and eaves storage.

All of the electrics have been modernised to current standards, and the property has a new energy efficiency boiler.

Back Alma Street is located off Yeadon High Street, which contains local cafes and restaurants. Morrisons is less than 0.5 miles away.

- South Facing Garden
- Traditional Features
- High Ceilings
- Gas Central Heating
- Modern Bathroom
- Multi Fuel Stove
- Modernised Electrics
- New Boiler

**£215,000**



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	