



Shaw Leys, Yeadon Leeds LS19 7LA

welcome to

Shaw Leys, Yeadon Leeds

A well-presented semi-detached house set in a popular residential area, offering two spacious double bedrooms and a useful loft room. The property features a kitchen/diner, off-street parking, a private rear garden and a practical outbuilding, providing flexible living space both inside and out.



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.

Entrance Hall

Enter from the front into the hallway with a useful understairs storage cupboard and stairs leading to the first floor.

Lounge

A bright and airy room, open to the dining area.

Kitchen/Diner

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer and there are spaces for appliances. Additionally there is a pantry providing extra storage space. The dining area has ample room for a table and chairs with fully glazed patio doors opening to the garden.

Bedroom One

A spacious double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with a built in cupboard.

Bathroom

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

Loft Room

With limited head height, this is a fabulous space and great for storage.

Outside

To the front of the property there is a block paved driveway providing off street parking. The rear garden is predominantly South facing and is mostly laid to lawn with a paved seating area leading off the dining room.

Outbuilding

A brick built outbuilding perfect for storing garden furniture and gardening equipment.

Agents Note

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.



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Shaw Leys, Yeadon Leeds

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- USEFUL LOFT ROOM
- KITCHEN/DINER
- OFF STREET PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107442 - 0006

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