



Queensway, Yeadon LEEDS LS19 7PL

welcome to

Queensway, Yeadon LEEDS

****OPEN DAY SAT 18TH JULY - PHONE TO BOOK A SLOT**** Set in a convenient location close to schools and local amenities, it's an ideal choice for families or commuters. A well-kept semi-detached home with three good-size bedrooms, front and rear gardens, off-street parking, and a useful storage shed.



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 stairs leading to the first floor.

Lounge

A spacious room with a large window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner

The kitchen offers a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances. The dining area has ample room for a table and chairs.

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with space for free standing furniture.

Bathroom

Fitted with a three piece suite comprising a bath with

shower over, wc and hand basin.

Outside

To the front of the property there is a lawn and a driveway to the side providing off street parking. The rear garden is mostly laid to lawn with two decked seating areas.

Outbuilding

A useful storage shed.

Agents Notes

1, 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.

2, The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.

3, The roof of the outbuilding has asbestos



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Queensway, Yeadon LEEDS

- SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- FRONT & REAR GARDENS
- OFF STREET PARKING
- STORAGE SHED

Tenure: Freehold EPC Rating: D

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:
YEA106649 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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