



Sunnybank Crescent, Yeadon Leeds LS19 7TE

welcome to

Sunnybank Crescent, Yeadon Leeds

A charming mid terrace stone home offering two generous double bedrooms and a spacious, versatile attic room. Featuring a kitchen/diner, character features throughout, and low-maintenance gardens to front and rear. In need of a modest update, this property presents excellent potential.



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.

Hallway

With stairs leading to the first floor.

Living Room

A bright and airy room with a gas fireplace and a bay window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner

A well appointed kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated double oven and spaces for all other appliances. A door to the rear gives access to the garden.

Bedroom One

A good size double bedroom with fitted wardrobes and a feature tiled character fireplace.

Bedroom Two

A double bedroom with a quirky layout and fitted furniture.

Bathroom

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

Attic Room

A fabulous and versatile room, spacious with huge potential.

Outside

The property features a low-maintenance front garden, attractively finished with decorative pebbling that provides a neat and welcoming first impression. To the rear, the garden offers a pleasant and versatile outdoor space, with a decking area ideal for seating and entertaining, alongside a small lawn that adds a touch of greenery and is perfect for relaxing or light gardening.

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, There is an alley to the rear for access.



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welcome to

Sunnybank Crescent, Yeadon Leeds

- MID TERRACE STONE HOUSE
- TWO DOUBLE BEDROOMS
- FABULOUS & SPACIOUS ATTIC ROOM
- LOW MAINTENANCE FRONT & REAR GARDENS
- KITCHEN/DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA105337 - 0005

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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