



Park View, Yeadon Leeds LS19 7HZ

welcome to

Park View, Yeadon Leeds

**** OPEN DAY SATURDAY 19TH SEPT 1-2PM - PHONE TO BOOK A SLOT**** A well-presented two-bedroom end terrace home set over three floors, featuring a private garden and parking space. Ideally located close to Nunroyd Park, local amenities and excellent transport links.



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.

Ground Floor Living Room

A good size room with a feature fireplace and built in cupboard with shelving into the recess.

Kitchen

The kitchen offers a range of wall and base units with work surfaces, integrated oven, dishwasher and gas hob.

Lower Ground Floor Bathroom

Comprising a bath with shower over and hand basin.

Wc

A separate WC.

Utility Room

Housing the boiler and spaces for a washing machine and fridge freezer.

Storage

A great storage space.

First Floor Bedroom One

A good size double bedroom with space for free standing furniture and access to a wc.

En-Suite Wc

Comprising a wc and hand basin.

Bedroom Two

A single bedroom with built in cupboard.

Externally

To the front of the property there is a small lawned area and a parking space.

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 a right of way to the front for access to the garden.



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Park View, Yeadon Leeds

- END TERRACE HOUSE
- TWO BEDROOMS
- ARRANGED OVER THREE FLOORS
- GARDEN & PARKING SPACE
- CONVENIENT LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107623 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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