



Dyehouse Walk, Yeadon Leeds LS19 7GL

welcome to

Dyehouse Walk, Yeadon Leeds

An exquisite and most stylish two double bedroom apartment with feature exposed and restored beams with high ceilings. Generously proportioned with a dining kitchen, en suite, spacious house bathroom & allocated parking. Viewing is a must and offered with no onward chain.



Communal Entrance Hall

Accessed via telecom/video entry, stairs lead to the first floor where the apartment is situated through a door to the left, which services only two apartments.

Entrance Hall

A larger than average entrance hall with a useful storage cupboard, telecom entry pad and ceiling spotlights.

Kitchen/ Diner

10' 8" x 9' 10" (3.25m x 3.00m)

A light and airy kitchen/diner with a fabulous high ceiling emphasising just how spacious the room is, with feature exposed and restored beams giving the room real character. The kitchen is fitted with a range of symphony shaker style wall and base units with complimentary wood surfaces over and under counter lighting with a newly tiled splashback giving a real luxurious feel. Having a range of integrated appliances including electric oven, hob and cooker hood above, washer, dryer, dishwasher and separate under counter fridge and freezer. There is a large white ceramic sink, two double glazed windows to the front. Modern tiled floor, electric radiator and kickboard lighting. The room is open to the lounge area.

Lounge

13' 1" x 12' 5" (3.99m x 3.78m)

Positioned to the front with a double glazed window allowing lots of light in to the room. Having high ceilings with exposed and reatored beams giving a great feeling of space and character, electric radiator and TV aerial point. The lounge is open to the kitchen.

Master Bedroom

12' 10" x 9' 2" Into recess (3.91m x 2.79m Into recess)

Positioned to the rear presented with a neutral theme, with a double glazed window, useful built in wardrobes with sliding doors, feature exposed and restored beams, electric radiator and a door to the en suite.

En Suite

Comprising a step in shower cubicle with chrome fittings, wash hand basin built in to a vanity unit, low flush wc, heated chrome towel rail, ceiling spotlights, extractor fan and modern tiled floor and walls.

Bedroom Two

12' 11" x 10' 4" Into recess (3.94m x 3.15m Into recess)

Another spacious double bedroom with double glazed windows, neutral decor, electric radiator, feature exposed and restored beams and a TV aerial point.

Bathroom

A larger than average stylish bathroom fitted with a three piece suite including panel bath with shower above and smart chrome fittings, wash hand basin, low flush wc, neutral tiling to the floor and walls, extractor fan, shaver point and ceiling spotlights.

Outside

The attractive communal grounds surround the building and are landscaped creating a pleasant outside area. There is allocated parking to the front of the property which is numbered to coincide with the apartment.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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welcome to

Dyehouse Walk, Yeadon Leeds

- Luxury Apartment Conversion
- Two Double Bedrooms
- Modern En Suite & House Bathroom
- Dining Kitchen
- Exposed, Restored Beams & High Ceilings

Tenure: Leasehold EPC Rating: E

offers over

£220,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
YEA106166 - 0005

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