



**Queensway, Yeadon Leeds LS19 7PA**



**welcome to**

**Queensway, Yeadon Leeds**

**\*\*GUIDE PRICE £90,000 - £100,000\*\*** A one bedroom ground floor flat in need of a modest update. In a great location close to the amenities on Yeadon High Street. A perfect opportunity for someone looking to put their own stamp on and a great property for first time buyers or investors.



### **Entrance Hall**

With a large storage cupboard for coats and shoes, laminate flooring and doors to the lounge, bedroom and bathroom.

### **Lounge**

13' 5" x 9' 10" ( 4.09m x 3.00m )

A good size lounge having a gas fire set on a marble hearth with a timber surround, radiator, laminate flooring and a uPVC double glazed window to the front.

### **Kitchen**

9' 10" x 7' 1" ( 3.00m x 2.16m )

The kitchen has a range of wall and base units with work surfaces over incorporating a sink, drainer and gas hob with extractor hood above. There is an integrated oven and spaces for a washing machine and under counter fridge and freezer. There is a radiator, tiled flooring and a uPVC double glazed window to the rear.

### **Bedroom**

12' 1" x 9' 5" ( 3.68m x 2.87m )

A double bedroom having space for free standing furniture, laminate flooring, radiator and a uPVC double glazed window to the front.

### **Bathroom**

Fully tiled and comprising of a panel bath with shower over, pedestal wash hand basin, wc, chrome heated towel rail and a uPVC double glazed window to the rear.

### **Outside**

To the rear there is a communal garden with space for seating and hanging washing.



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## Queensway, Yeadon Leeds

- **\*\*GUIDE PRICE £90,000 - £100,000\*\***
- One Bedroom Ground Floor Flat
- Refurbishment Opportunity
- Potential To Rent A Garage
- Communal Garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Oct 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106290 - 0008

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