

Yeadon Place Green Lane, Yeadon Leeds LS19 7BY



welcome to

Yeadon Place Green Lane, Yeadon Leeds

ATTENTION INVESTORS A one bedroom first floor flat with modern kitchen & bathroom, neutral decor and carpets. Situated in the renovated Rawdon House offices. This property is being sold with a sitting tenant so would be perfect for investors. Offered with no onward chain.













Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details

Entrance Hall

The hallway has a useful large storage cupboard, carpet flooring and the intercom system.

Kitchen

15' 1" x 11' 5" (4.60m x 3.48m)

Offering open plan living the modern kitchen area has a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor hood above. Integrated appliances include an electric oven, dishwasher, fridge freezer, wine fridge and there is space and plumbing for a washing machine. Also benefitig from laminate flooring in the kitchen area with carpet to the dining area and an electric radiator.

Lounge

10' 9" x 9' 4" ($3.28m \times 2.84m$) Open to the kitchen and having carpet flooring and two uPVC double glazed windows to the side.

Bedroom

14' 7" x 8' 7" (4.45m x 2.62m) A double bedroom having carpet flooring, ceiling spotlights, electric radiator, USB Sockets and three uPVC double glazed windows to the side.

Shower Room

A modern shower room with tiling to splash areas and comprising of a corner shower cubicle, wc, wash hand basin set in a vanity unit, illuminated mirror, extractor fan and heated towel rail.

Outside

There are resident parking spaces.





welcome to

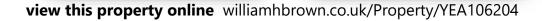
Yeadon Place Green Lane, Yeadon Leeds

- **ATTENTION INVESTORS** Sold With Sitting Tenant
- One Bedroom First Floor Flat
- Open Plan Living
- Modern Kitchen & Bathroom
- Close To Amenities

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 250 years from 08 Nov 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000





Property Ref: YEA106204 - 0004 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.

Please note the marker reflects the postcode not the actual property

postcode not the act

william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk

27 High Street, Yeadon, LEEDS, West Yorkshire, LS19 7SP



williamhbrown.co.uk