



**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 benefitting 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 x 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.



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## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106204 - 0004

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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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