

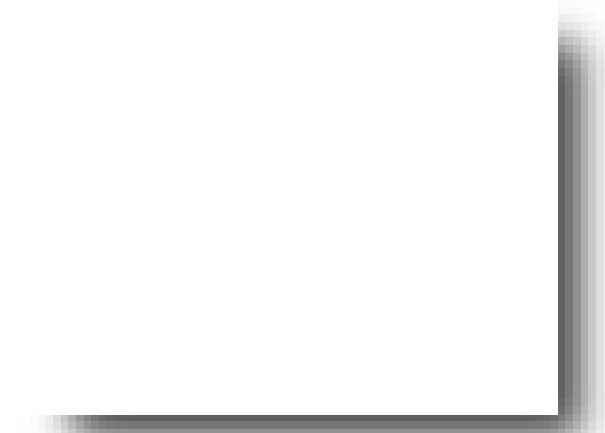


High Street, Yeadon Leeds LS19 7PP

welcome to

High Street, Yeadon Leeds

A two double bedroom second floor flat in a central Yeadon position. Nicely presented with spacious and well proportioned rooms. A great opportunity for first time buyers and investors and offered with no onward chain.



Landing

With carpet flooring, fitted cupboard housing the fuse box and electric radiator.

Lounge

18' 3" x 10' 10" (5.56m x 3.30m)

A spacious room with carpet flooring, ceiling spotlights, electric radiator and two uPVC double glazed windows to the front.

Kitchen/Diner

13' 9" x 11' 5" (4.19m x 3.48m)

A good size kitchen/diner offering a range of wall and base units with work surface incorporating a sink, drainer and hob with a tiled splashback. There is an integrated electric oven and spaces for a washing machine, dishwasher and full height fridge freezer. The kitchen also has vinyl flooring, ceiling spotlights, an electric heater, access to the loft and a uPVC double glazed window to the front.

Bedroom One

17' 10" x 11' 11" (5.44m x 3.63m)

A generous double bedroom with fitted wardrobe, carpet flooring, ceiling spotlights, electric radiator and dual aspect uPVC double glazed windows to the front and side keeping the room bright and airy.

Bedroom Two

12' 4" x 8' 6" (3.76m x 2.59m)

A double bedroom with a built in cupboard which houses the water tank, electric heater, carpet flooring and a uPVC double glazed window to the front.

Bathroom

A nicely presented bathroom with tiling to splash areas and fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash hand basin and a wc. The bathroom also benefits from an electric towel rail and an extractor fan.

Outside

To the rear there is a communal yard and there is ample parking space on the Town Hall Square and behind the flats.



view this property online williamhbrown.co.uk/Property/YEA106447



welcome to

High Street, Yeadon Leeds

- Two Double Bedroom Second Floor Flat
- Nicely Presented
- Spacious & Well Proportioned Rooms
- Long Lease
- Central Yeadon Location

Tenure: Leasehold EPC Rating: G

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2013. 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

view this property online williamhbrown.co.uk/Property/YEA106447



Property Ref:
YEA106447 - 0005

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.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



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



williamhbrown.co.uk