

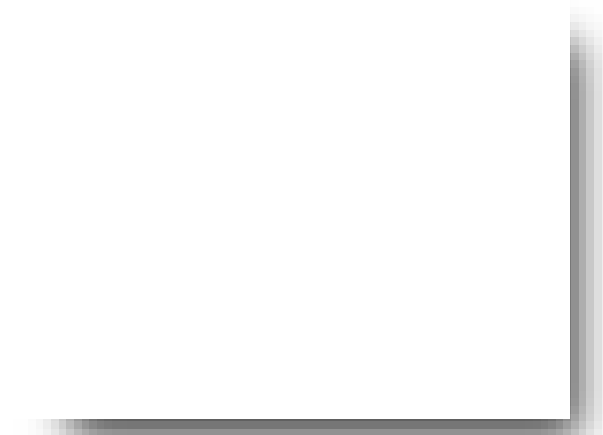


**High Street, Yeadon Leeds LS19 7PP**

**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.



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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.

offers over

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106447 - 0006

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