



Shaw Leys, Yeadon Leeds LS19 7LA

welcome to

Shaw Leys, Yeadon Leeds

NO ONWARD CHAIN** A three bedroom mid terrace house in need of a modest update but perfectly liveable and great for putting your own stamp on. The property has front and rear gardens with a single detached garage. This is a great opportunity for first time buyers.



Entrance Hall

Enter from the front into the hallway with carpet flooring and stairs leading up to the first floor.

Lounge

12' 2" x 11' 9" (3.71m x 3.58m)

A good size room having a gas fire set on a marble hearth with timber surround, carpet flooring, doors leading through to the dining room and a uPVC double glazed window to the front.

Dining Room

9' 2" x 8' 6" (2.79m x 2.59m)

A separate dining room with carpet flooring, radiator, doors through to the lounge and a uPVC double glazed window to the rear.

Kitchen

10' 7" x 8' 5" (3.23m x 2.57m)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor hood above. There is an integrated electric oven, space for a washing machine and fridge freezer. There is vinyl flooring and a uPVC double glazed window and door to the rear.

Landing

The stairs rise from the hallway onto the carpeted landing with doors to three bedrooms, wet room and access to the loft.

Bedroom One

13' 1" x 11' (3.99m x 3.35m)

A double bedroom positioned to the front elevation with carpet flooring, large storage cupboard, radiator and a uPVC double glazed window.

Bedroom Two

12' 2" x 9' 11" (3.71m x 3.02m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator, boiler and a uPVC double glazed window.

Bedroom Three

8' 7" x 8' (2.62m x 2.44m)

A single bedroom positioned to the front elevation with carpet flooring, radiator and a uPVC double glazed window.

Wet Room

With tiled walls, pedestal wash hand basin, wc, shower, chrome heated towel rail and two uPVC double glazed windows to the rear.

Outside

To the front of the property there is a lawn with hedge borders and a path leading to the front door. To the rear there is a private garden with a paved seating area with a lawn beyond and there is a brick built storage shed.

Garage

A single detached garage with a side access door.



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welcome to

Shaw Leys, Yeadon Leeds

- Mid Terrace House
- Front & Rear Garden
- Three Good Size Bedrooms
- Single Detached Garage
- Popular residential Location

Tenure: Freehold EPC Rating: D

offers over

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106552 - 0010

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william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



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



williamhbrown.co.uk