





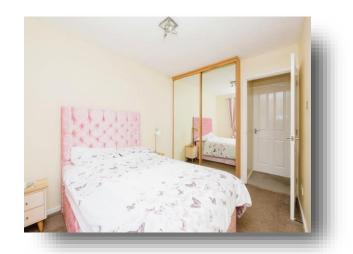




# welcome to

# **Borrowdale Croft, Yeadon Leeds**

\*\*\*GUIDE PRICE £100,000 - £110,000\*\*\*A one bedroom ground floor flat, well presented throughout with neutral decor, newly fitted carpets and bathroom refitted in the last 18 months. This would be perfect for first time buyers or someone looking to downsize and is being offered with no onward chain.













### **Private Entrance Hall**

With space for coats and shoes, laminate wood flooring and an external door from the front.

## Lounge/Diner

14' 10" x 10' 8" ( 4.52m x 3.25m )

A spacious room with carpet flooring, radiator and a uPVC double glazed window to the front.

### **Kitchen**

8' 10" x 6' 10" Into recess ( 2.69m x 2.08m Into recess ) A well presented kitchen offering a range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob with a tiled splashback. There is an integrated electric fan oven and spaces for washing machine and fridge freezer. There is also a uPVC double glazed window to the side.

#### **Bedroom**

11' 9"  $\times$  8' 9" Including wardrobes ( 3.58m  $\times$  2.67m Including wardrobes )

A double bedroom with a built in wardrobe, carpet flooring, radiator and a uPVC double glazed window to the front.

### **Bathroom**

Fitted with a three piece suite comprising of a panel bath with shower over, wash hand basin, wc, radiator and an extractor fan.

#### Outside

There is an allocated parking space and access to communal gardens.





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# **Borrowdale Croft, Yeadon Leeds**

- \*\*\*GUIDE PRICE £100.000 £110.000\*\*\*
- One Bedroom Ground Floor Flat
- Well Presented Throughout
- Allocated Parking Space
- Access To Communal Gardens

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 03 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000 - £110,000

# view this property online williamhbrown.co.uk/Property/YEA106612



Property Ref: YEA106612 - 0006 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.

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Please note the marker reflects the postcode not the actual property





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