



**Mawcroft Mews, Yeadon Leeds LS19 6SF**

**welcome to**

**Mawcroft Mews, Yeadon Leeds**

A two bedroom first floor flat, beautifully presented with well proportioned rooms, modern kitchen & bathroom. These flats are for over 50's, On a private road with two allocated parking spaces, a communal garden & private patio area.



### **Entrance Hall**

An inviting and spacious hallway with a large storage cupboard which also houses the boiler and dryer, carpet flooring, radiator and access to all rooms.

### **Lounge**

17' 6" x 11' 10" ( 5.33m x 3.61m )

The lounge is a contemporary bright and spacious room with a classic gas fire and marble surround. The large double aspect upvc windows overlook the communal gardens and also allow lots of natural light in. With fully fitted carpets and radiator.

### **Kitchen**

13' 10" x 9' 4" ( 4.22m x 2.84m )

A beautifully presented and modern kitchen, offering a good range of modern high gloss units (some full height) complimented by solid granite worktops incorporating a sink, drainer and Whirlpool induction hob with an AEG extractor fan above. There is an integrated fan oven and microwave (both AEG) with spaces and plumbing for both dishwasher and washing machine. Also benefiting from a vertical radiator, ceiling spotlights, vinyl flooring and a uPVC double glazed window to the front with lovely views over the communal gardens.

### **Bedroom One**

13' 11" x 11' 7" ( 4.24m x 3.53m )

A very spacious double bedroom with floor to ceiling fitted quadruple wardrobe and still plenty of space for free standing furniture. A fully fitted carpet, radiator and upvc double glazed window. There is access to the boarded loft via a pull down ladder.

### **Bedroom Two**

11' 10" x 8' 11" ( 3.61m x 2.72m )

A double bedroom positioned to the rear of the property with space for free standing furniture, carpet flooring, radiator and a uPVC double glazed window to the side.

### **Bathroom**

A beautifully presented modern bathroom, fully tiled and comprising of a panel bath, wash hand basin with vanity unit below and a shower cubicle with a rainfall shower head. Also benefiting from a chrome heated towel rail and a uPVC double glazed window to the rear.

### **Separate Wc**

A separate wc with a wall mounted wash hand basin, tiled floor and a uPVC double glazed window to the rear.

### **Outside**

Situated on a private road with an allocated parking space and there is also a well maintained communal garden. This property has its own private patio seating area and a good size storage shed in good condition, which is not often seen with flats, a great added bonus.

### **Agents Notes**

The property is held on a leasehold title with the buyer benefiting from a Share of the Freehold on completion with the other leaseholders. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability before proceeding.



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welcome to

## Mawcroft Mews, Yeadon Leeds

- Private Development of Only 4 Mews Flats, Available Only to Over 55's
- Beautifully Presented Throughout
- Modern Kitchen & Bathroom
- Well Proportioned & Spacious Rooms
- Buyer Benefiting From a Share of the Freehold

Tenure: Leasehold EPC Rating: C

# £220,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
YEA106619 - 0003

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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