



High Street, Yeadon Leeds LS19 7AB

welcome to

High Street, Yeadon Leeds

A two double bedroom end terrace stone house in need of a full renovation, with huge potential and a great opportunity for someone looking for a project and to put their own stamp on. This property is being offered with no onward chain.



Rear Entrance Hall

Enter from the rear into the spacious hallway with carpet flooring, feature coving and stairs leading to the first floor. The hallway spans the length of the house and has a door at the front.

Lounge

14' 5" x 13' (4.39m x 3.96m)

A spacious room with carpet flooring, gas fire with decorative fireplace, feature coving to the ceiling and arched recesses and there is a uPVC double glazed window to the front. The vendor had a small kitchen in this room for his ease but there is a separate kitchen.

Dining Room

13' 9" x 13' 3" (4.19m x 4.04m)

A second reception room with a gas fire, radiator, carpet flooring and a uPVC double glazed window to the rear. The room also has some beautiful feature deep coving.

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)

A great space that will make a lovely kitchen with plumbing and spaces for utilities and appliances, radiator and uPVC double glazed windows to the front and side.

Landing

The stairs rise from the hallway onto the landing with a uPVC double glazed window to the front, doors to two double bedrooms and bathroom.

Bedroom One

13' 9" x 13' 2" (4.19m x 4.01m)

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

Bedroom Two

13' 9" x 13' 3" (4.19m x 4.04m)

A double bedroom positioned to the rear elevation with feature coving, carpet flooring, radiator and a

uPVC double glazed window.

Bathroom

With a panel bath, wash hand basin, wc and a uPVC double glazed window to the rear.

Cellar

A spacious cellar great for storage.

Outside

To the front of the property there is a small yard and to the rear is a private garden mainly laid to lawn with well established shrubs and trees and there is space for off street parking.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved



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welcome to

High Street, Yeadon Leeds

- FULL RENOVATION OPPORTUNITY
- End Terrace Stone House
- Two Double Bedrooms
- Spacious Cellar
- Great Location

Tenure: Freehold EPC Rating: E

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106616 - 0003

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